

2025009661 00077

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$310.00

PRESENTED & RECORDED

03/27/2025 11:58:12 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3854**PG: 4016 - 4018**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ **310.00**Primary Residence of Grantor: **Yes**Parcel Identifier No. 6834-44-5319.000 Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail To: Grantee

This instrument was prepared by: Randall L. Perry, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: _____

THIS DEED made this 24th day of March, 2025, by and between

GRANTOR	GRANTEE
NADINE C. STOUT, UNMARRIED 214 HARVEST ROW COURT CARY, NC 27513	TEMBILA C. COVINGTON, UNMARRIED 2628 PATRIA STREET WINSTON-SALEM, NC 27127

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the County of **Forsyth**, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

This property was acquired by Grantor via instruments recorded in Book 735, Page 425, and Book 3854, Page 906.

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James Williams & Co., Inc.
www.JamesWilliams.com

submitted electronically by "The Law Offices of Randall L. Perry, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written,

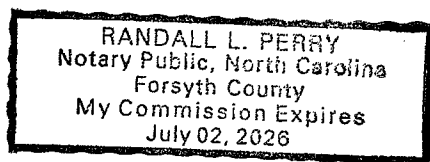
 (SEAL)
NADINE C. STOUT

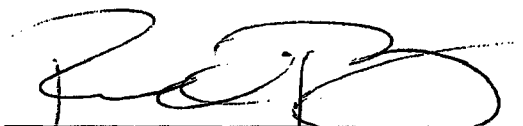
State of North Carolina - County of Forsyth

I, Randall L. Perry, the undersigned Notary Public, certify that NADINE C. STOUT personally appeared before me this day, and I have seen satisfactory evidence of their identity, by a current state or federal identification with their photograph, acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and Notarial stamp or seal this 25th day of March, 2025.

(Affix Notary Stamp Below)




Randall L. Perry, Notary Public

My Commission Expires: 7-2-2026

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

_____ Register of Deeds for _____ County

By: _____ Deputy/Assistant - Register of Deeds

EXHIBIT A

BEGINNING at an iron stake on the west side of Patria Street, said stake being located 350 feet Southwardly from the south line of Edgewood Street; running thence along the west side of said street South 2 degrees 30 minutes West 50 feet to an iron stake; thence North 87 degrees West 150 feet to an iron stake in the east side of a 15 foot alley; thence along the East side of said alley North 2 degrees 30 minutes East 50 feet to an iron stake; thence South 87 degrees East 150 feet to the BEGINNING; being known and designated as Lot No. 147, as shown the map of Central Terrace, as recorded in Plat Book 8, Page AA , in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more definite and particular description.

**Property Address: 2628 Patria Street
Winston-Salem, NC 27127**