

2025013741 00110

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
 \$610.00

PRESENTED & RECORDED
 04/28/2025 01:20:38 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST
 BK: RE 3860
 PG: 1011 - 1012

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$610.00

Tax PIN: 6825-61-4083.000

Mail/Box to: Grantee: 804 Brent Street, Winston-Salem, NC 27103

This instrument was prepared by: T. Dan Womble, Attorney at Law 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. No title search requested, none performed.

Brief description for the index: Lot 71 Map of Highland Park, PB 1, Pg 96, Forsyth County Register of Deeds

THIS DEED made this 10 day of April, 2025 by and between

GRANTOR	GRANTEE
Jin W. Park and wife, Soon J. Park 12721 Softbreeze Lane Wake Forest, NC 27587	Jackie Ray Todd, III and wife, EKatherine Rivera-Markelova 804 Brent Street Winston-Salem, NC 27103

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 parcels of land situated in Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot Number 71 as shown on the Map of HIGHLAND PARK recorded in Plat Book 1 at Page 96 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property address: 804 Brent Street, Winston-Salem, NC 27103

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 3529, Page 328, Forsyth County Registry.

All or a portion of the property herein conveyed includes or does not include the primary residence of a Grantor.

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: easements and restrictions of record, if any; violated zoning ordinances, if any, 2025 taxes are to be prorated.

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

[Signature] (SEAL)
Jin W. Park

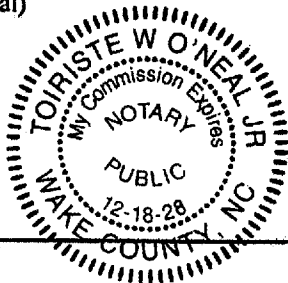
[Signature] (SEAL)
Soon J. Park

State of NC - County of Wake

I, Toiriste W O'Neal Jr the undersigned Notary Public of the County of Wake and State aforesaid, certify that Jin W. Park and wife, Soon J. Park personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 10th day of April, 2025.

My Commission Expires: 12-18-28
(Affix Seal)



Toiriste W O'Neal Jr
Notary Public
Notary's Printed or Typed Name