

**2025016425 00010**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$380.00**

PRESENTED & RECORDED  
 05/16/2025 08:09:19 AM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: CARLA B FLEMING, DPTY  
**BK: RE 3863**  
**PG: 3730 - 3732**

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 380.00

Parcel Identifier No. 6836-34-4974.000 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 By: \_\_\_\_\_

Mail/Box to: Grantee, 2322 N Glenn Ave., Winston Salem, NC 27105

This instrument was prepared by: Law Office of Bryce Mayberry, 1403 Eastchester Drive, Suite 101, High Point, NC 27265

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 15<sup>th</sup> day of May, 2025 by and between

**GRANTOR**  
 Ashley Danielle Hancock, Unmarried

**GRANTEE**  
 Tamera Adjei, Married

Property Address:

2322 N Glenn Ave,  
 Winston Salem, NC 27105

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of Winston Salem, \_\_\_\_\_ Township, Forsyth County, North Carolina and more particularly described as follows:

*See attached.*

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3785 page 1918.  
 All or a portion of the property herein conveyed    includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book \_\_\_\_\_ page \_\_\_\_\_.

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:

All easements, restrictions and rights of way that appear of record and to 2024 ad valorem taxes which shall be paid by the grantee herein.

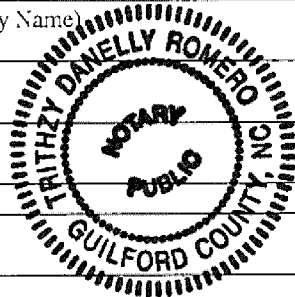
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

By: \_\_\_\_\_ (Entity Name) \_\_\_\_\_  
 Print/Type Name: Ashley Danielle Hancock (SEAL)

By: \_\_\_\_\_  
 Print/Type Name & Title: \_\_\_\_\_  
 Print/Type Name: \_\_\_\_\_ (SEAL)

By: \_\_\_\_\_  
 Print/Type Name & Title: \_\_\_\_\_  
 Print/Type Name: \_\_\_\_\_ (SEAL)

By: \_\_\_\_\_  
 Print/Type Name & Title: \_\_\_\_\_  
 Print/Type Name: \_\_\_\_\_ (SEAL)



State of North Carolina - County or City of Guilford

I, the undersigned Notary Public of the County or City of Guilford and State aforesaid, certify that Ashley Danielle Hancock 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 15th day of May, 20 25.

My Commission Expires: January 29, 2029  
 (Affix Seal)

Trithzy Danelly Romero  
 Trithzy Danelly Romero Notary Public  
 Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
 (Affix Seal)

\_\_\_\_\_  
 Notary Public  
 Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that \_\_\_\_\_ he is the \_\_\_\_\_ of \_\_\_\_\_, a North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, \_\_\_\_\_ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
 (Affix Seal)

\_\_\_\_\_  
 Notary Public  
 Notary's Printed or Typed Name

**ATTACHMENT**

BEGINNING at an iron stake in the West property line of Glenn Avenue, the southeast corner of Lot No. 13, and being 59.4 feet South of the Southwest intersection of Glenn Avenue and 24th Street, and running thence in a westernly direction along the South line of Lot No. 13, 158.5 feet to an iron stake, in the Southwest corner of Lot No. 13; thence in a southernly direction 55 feet to an iron stake, the Northwest corner of Lot No. 15; thence in a Easternly direction along the North line of Lot No. 15, 158.4 feet to an iron stake in the West property line of Glenn Avenue, the Northeast corner of Lot No. 15; thence in a Northernly direction along the West property line of Glenn Avenue, 55 feet to an iron stake, the place of Beginning. Being Lot No. 14, Block "R" as shown on the Map entitled "Greenway Place" made by L.E. Ellroe, C.E., and recorded in the Office of the Register of Deeds of Forsyth County, N.C. in Plat Book 6, Page 146, and being the same property conveyed to L.C. Barnes and wife, Beatrice Barnes by Greenway Place Development Company, by deed recorded in Book 306, Page 403, Register of Deeds Office Forsyth County, N.C.

NO TITLE SEARCH REQUESTED OR PERFORMED.

Being commonly referred to as 2322 N Glenn Ave., Winston Salem, NC 27105. Also being designated as Tax Parcel No.: 6836-34-4974.000.