

**2025017210 00188**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$478.00**

PRESENTED & RECORDED  
 05/21/2025 04:28:08 PM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: CHELSEA B MARTINEZ, DPTY  
**BK: RE 3864**  
**PG: 3612 - 3613**

Submitted electronically by "Law Office of Clint Calaway"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

**NORTH CAROLINA  
 GENERAL WARRANTY DEED**

Excise Tax: \$478.00

Recording Time, Book, and Page

Tax Map No.

Parcel Identifier No. 6836-75-7644.000

Mail after recording to: GRANTEE AT ADDRESS BELOW

This instrument was prepared by: CLINT CALAWAY

THIS DEED made this 21st day of MAY 2025 by and between

**GRANTOR**

HABITAT FOR HUMANITY OF FORSYTH COUNTY, INC.  
 1023 W. 14TH STREET  
 WINSTON SALEM, NC 27105

**GRANTEE**

TANISHA LYNETTE GASTON  
 1509 E. 25<sup>TH</sup> STREET  
 WINSTON SALEM, NC 27105

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 and more particularly described as follows:

**BEING KNOWN AND DESIGNATED AS LOT NO. 2 ON THE MAP OF JAMES G. HANES, AS THE SAME IS PLATTED, PLANNED AND RECORDED IN PLAT BOOK 1, PAGE 8, FORSYTH COUNTY REGISTRY, NORTH CAROLINA.**

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3779, Page 1780, FORSYTH County Registry.

A map showing the above-described property is recorded in Plat Book 1, Page 8, and referenced within this instrument.

The above described property ☐ does ☒ does not include the primary residence of the 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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

**IN WITNESS WHEREOF**, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

HABITAT FOR HUMANITY OF FORSYTH COUNTY, INC.  
(ENTITY NAME)

\_\_\_\_\_(SEAL)

By: George S. Redd ✓ Chief Executive  
Title: Officer

\_\_\_\_\_(SEAL)

By: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_(SEAL)

\_\_\_\_\_(SEAL)

STATE OF NC COUNTY OF FORSYTH

I, THE UNDERSIGNED NOTARY PUBLIC FOR THE COUNTY AND STATE AFORESAID, CERTIFY THAT  
George S. Redd ✓ PERSONALLY CAME BEFORE ME THIS DAY AND ACKNOWLEDGED THAT HE/SHE IS  
Officer OF HABITAT FOR HUMANITY OF FORSYTH COUNTY, INC. 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 SEAL, THIS THE 21 DAY OF MAY 2025

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/30/28

CLINTON CALAWAY  
NOTARY PUBLIC  
Forsyth County  
North Carolina  
My Commission Expires April 30, 2028