

**2025019159 00131**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$150.00**PRESENTED & RECORDED  
06/05/2025 02:07:35 PMLYNNE JOHNSON  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE, ASST

BK: RE 3867

PG: 1948 - 1950

**NORTH CAROLINA  
GENERAL WARRANTY DEED**Excise Tax: **\$150.00**

Parcel Identifier No. 6837-41-8752.000

Mail after recording to: Grantee at address shown below

This instrument was prepared by: CLINT CALAWAY, A LICENSED NORTH CAROLINA ATTORNEY. DELINQUENT TAXES, IF ANY TO BE PAID BY CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT OF CLOSING PROCEEDS

ADDRESS: 380 KNOLLWOOD STREET, SUITE G, WINSTON-SALEM, NC 27103

THIS DEED made this 5 day of ~~May~~ June, 2025 by and between**GRANTOR****SAMUEL SCOTT MORRIS AND WIFE, TERRI MORRIS  
1809 RALEE DRIVE, WINSTON-SALEM, NC 27127****GRANTEE****ANGELA QUINTANILLA  
3740 OGBURN AVENUE, WINSTON-SALEM, NC 27104**

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:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF FULLY SET FORTH.

All or a portion of the property hereinabove described was acquired by Grantor by that instrument recorded in Book 2899, page 222, Forsyth County Registry.

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.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on the day and year first above written.

Samuel Scott Morris (SEAL)

SAMUEL SCOTT MORRIS

TERRI MORRIS (SEAL)

TERRI MORRIS

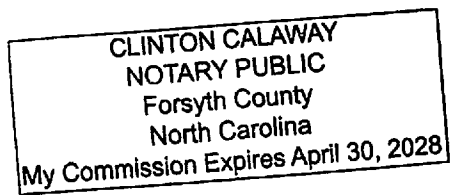
STATE OF NORTH CAROLINA – FORSYTH COUNTY

I certify that the following persons personally appeared before me this day, acknowledging to me that they signed the foregoing document: **SAMUEL SCOTT MORRIS AND WIFE, TERRI MORRIS**. Witness my hand and official stamp or seal, this 9 day of May, 2025.

My Commission Expires: 4/30/28

Notary Public

Print Notary Name: Clinton Calaway



## EXHIBIT A

3740 Ogburn Avenue, Winston-Salem, NC 27105  
Forsyth County Tax block 0984, Lot 101

Lying and Being in Forsyth County, North Carolina, in Winston Township and BEGINNING on the west side of Creason Avenue, at the southeast corner of Lot No. 5 on the revised plat of Bronton; thence westwardly along the south side of Lot No. 5 a distance of 150 feet to an iron; thence southwardly 50 feet, then eastwardly 150 feet on a line parallel to the south line of Lot No. 5 to Creason Avenue (now Ogburn Avenue); thence northwardly along the west side of Creason Avenue (now Ogburn Avenue), 50 feet to the PLACE OF BEGINNING;  
BEING PART OF lot No. 6, as shown on the revised plat of Bronton, said plat being recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 3, Page 19-A.  
Being the same property as that described in Deed book 445 Page 111, same office as above stated.