

2021032686 00202

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX

\$1836.00

PRESENTED & RECORDED

06/18/2021 03:42:33 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA M THOMPSON

DPTY

BK: RE 3618

PG: 4372 - 4373

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$ 1836.00

Parcel Identifier No. 6826-45-8940.000

Mail after recording to:

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 THE PROCEEDS.

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

THIS DEED made this 17th day of June, 2021 by and between

GRANTOR

**SCOTT F. DOBIAS AND WIFE, SUSAN STEEVES-DOBIAS
5543 BELMONT DRIVE, APT. 304, WINSTON-SALEM, NC 27106**

GRANTEE

**RYAN CORY MAVES AND WIFE, ROBIN CERVENKA MAVES
2750 OLD TOWN CLUB ROAD, WINSTON-SALEM, NC 27106**

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. NINE (9) AS SHOWN ON THE REVISED MAP OF KENT PARK, RECORDED IN PLAT BOOK 25, PAGE 162, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3289, Page 159, Forsyth County Registry.


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.

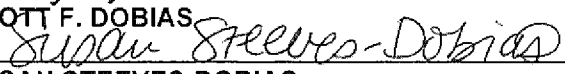
The above described property ☒ does ☐ does not include the primary residence of the Grantor.

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.

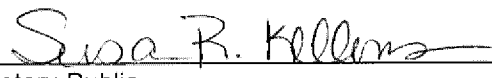
 (SEAL)

SCOTT F. DOBIAS
 (SEAL)
SUSAN STEEVES-DOBIAS

STATE OF NORTH CAROLINA - FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document: **SCOTT F. DOBIAS AND WIFE, SUSAN STEEVES-DOBIAS**. Witness my hand and official stamp or seal, this the 1st day of June, 2021.

My Commission Expires: 9/18/2025


Notary Public

Print Notary Name: Susan R. Kellems

