

2021032727 00243FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$812.00**

PRESENTED & RECORDED

06/18/2021 04:55:55 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B POLLOCK

DPTY

BK: RE 3619**PG: 185 - 186**

Prepared By & Send To: Mark E. Randolph, Attorney at Law, 402 Upton St. Winston-Salem, NC 27103

Stamps \$ 812.00**21-00-418**

NORTH CAROLINA)

NORTH CAROLINA GENERAL WARRANTY DEED

FORSYTH COUNTY)

(No Title Search performed nor requested)

THIS DEED made this 18 day of June 2021, by and between **Aaron Jay Berlin and wife, Krista H. Berlin**, whose mailing address is 1558 Audubon Village Dr NW 27106 **GRANTOR(S)**; and **Mitchell C. Currin and wife, Jennifer M. Currin**, whose mailing address is 432 Paigebrook Drive, Winston-Salem, NC 27106, **GRANTEE(S)**.

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 situated in **Forsyth** County, North Carolina and more particularly described as follows:

BEING known and designated as Lot No. 31, as shown on the map of Meadowlark Glen, Phase Two, as recorded in Plat Book 41, Page 117, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which plat reference is hereby made for a more particular description.

Property Address: 432 Paigebrook Drive, Winston-Salem, NC 27106

Parcel Number: 5895-79-9180

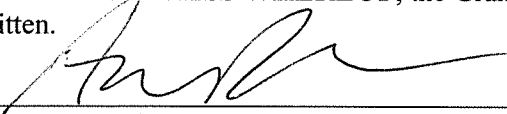
The property conveyed herein ☒ does ☐ does not include the primary residence of the Grantor.

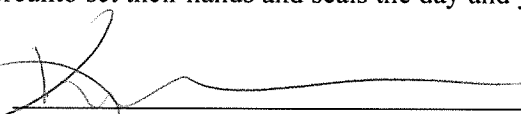
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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

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: Easements, restrictions, rights of way and declarations of record, if any, and ad valorem taxes here after becoming due and payable.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals the day and year first above written.

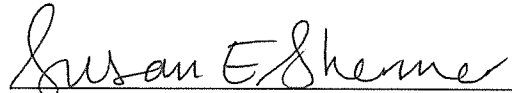

 Aaron Jay Berlin (SEAL)


 Krista H. Berlin (SEAL)

STATE OF NORTH CAROLINA)
)
 COUNTY OF Forsyth)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and, in the capacity, indicated:
Aaron Jay Berlin and wife, Krista H. Berlin.

Witness my hand and official stamp or seal, this 18 day of June 2021.


 Notary Public

My commission expires: 11/8/25

