

2019009318 00185

FORSYTH CO. NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 03/18/2019 03:50:12 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: EVELYN R. DIXON
 DPTY

BK: RE 3450**PG: 2778 - 2780**

 Mail deed and tax bills to Grantee: **4830 Westmoreland Drive, Winston-Salem, NC 27105**

Prepared by: N. Alan Bennett (Thomas and Bennett)
 116 S. Cherry Street, Suite C, Kernersville, NC 27284

Excise Tax: NTC

Brief description: 1.03 acres along Westmoreland Drive

GENERAL WARRANTY DEED

THIS DEED made this 18th day of March, 2019, by and between:

GRANTOR:	GRANTEE:
ALYSSA RODRIGUEZ (unmarried) and THOMAS BECK (unmarried)	ALYSSA RODRIGUEZ and THOMAS BECK as joint tenants with right of survivorship (and not as tenants in common)
Grantor address: 4830 Westmoreland Drive Winston-Salem, NC 27105	Grantee address: 4830 Westmoreland Drive Winston-Salem, NC 27105
The property conveyed does include the primary residence of the Grantor.	

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:

See attached **Exhibit A** which is hereby incorporated by reference.

Property Address: **4830 Westmoreland Drive, Winston-Salem, NC 27105**

Purpose: The purpose of this deed is to create a joint tenancy with right of survivorship in Alyssa Rodriguez and Thomas Beck.

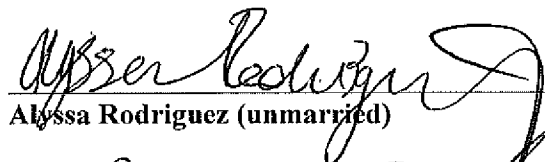
Submitted electronically by "Thomas and Bennett"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 following exceptions:

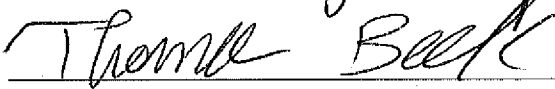
Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.



Alyssa Rodriguez (unmarried)

(Seal)



Thomas Beck (unmarried)

(Seal)

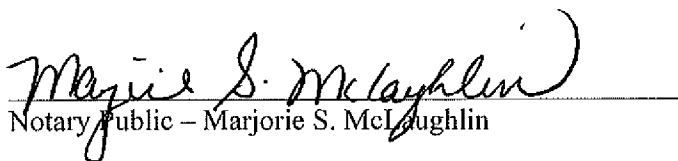
North Carolina, Forsyth County

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:

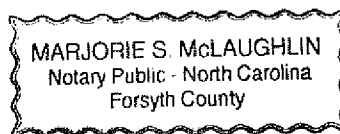
Alyssa Rodriguez and Thomas Beck

March 18, 2019

Place notary seal below this line:



Notary Public – Marjorie S. McLaughlin



My Commission Expires – February 12, 2020

EXHIBIT A

**Alyssa Rodriguez and Thomas Beck
1.03 acres along Westmoreland Drive
4830 Westmoreland Drive**

Property Description:

BEGINNING at a point on the south side of Westmoreland Drive approximately 1550 feet east of the east side of Baux Mountain Road and the southwestern side of the property now or formerly owned by Harold D. Blalock; running thence along Westmoreland Drive South 56-30-00 East 103 feet to a point; thence South 08-30-00 West 319.2 feet to a point in the northern line of that property now or formerly owned by T. F. Day; thence along Day's or successor's northern line the two following courses and distances: North 33-50-00 West 177.7 feet to a point, and North 86-25-00 West 125.9 feet to a point, the southeastern side of said Harold D. Blalock's or successor's property; thence along Blalock's or successor's line North 41-00-00 East 300 feet to the place of BEGINNING, containing 1.03 acres, more or less, as surveyed by W. O. Doggett, July 29, 1958.

Note: See survey attached to the deed recorded in Deed Book 766, Page 133, Forsyth County Registry.

This is the same property as described in Book 3414, Page 2471, Forsyth County Registry and is designated as Tax PIN 6848-04-3911.00 (Block 3001, Lot 004P) on the Forsyth County tax maps.