

2020010905 00241

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$40.00

PRESENTED & RECORDED
03/16/2020 03:57:19 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA M THOMPSON
DPTY

BK: RE 3513
PG: 2581 - 2582

NORTH CAROLINA
GENERAL WARRANTY DEED

Excise Tax: \$ **40**

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No.

Mail after recording to: Grantee

This instrument was prepared by Kenneth S. Lucas, Jr.

THIS DEED made this 16th day of March 2020 by and between

GRANTOR

REAL FREEDOM, LLC
6073 Windsor Farme Rd.
Summerfield, NC 27358

GRANTEE

Porfiria Quiahua Itehua
1103 Thurmond St
Winston Salem, NC 27105

Property Address:
5004 Voss 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:

All of Lots 5, 6, 7 and 8, Block D, Map of Modern Homes Company known as the I.N. Watson Property as recorded in Plat Book 4 Page 31(2) in the Office of the Register of Deeds of Forsyth County, North Carolina.

submitted electronically by "KENNETH S. LUCAS JR, ATTORNEY AT LAW"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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

A map showing the above described property is recorded in Plat Book __, Page __, 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.

REAL FREEDOM, LLC _____ (SEAL)
(ENTITY NAME)

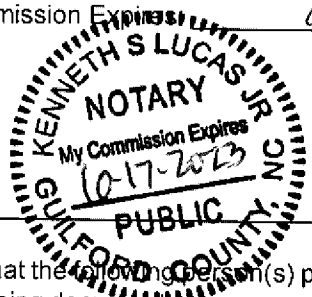
By: [Signature] _____ (SEAL)
Title: MANAGER - MEMBER

By: _____ (SEAL)
Title: _____

State of NC; County of Guilford

I certify that the following person(s) Steve Tyler personally appeared before me this day, each acknowledging to me that he or she is the Manager/Member of Real Freedom, LLC, and that by authority duly given and as the act of said entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and official stamp or seal, this the 16 day of Mark 2020.

My Commission Expires: 6/17/23
[Signature]
Notary Public
Print Notary Name: Kenneth S Lucas Jr



State of _____; County of _____

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document _____ of _____. Witness my hand and official stamp or seal, this the _____ day of _____.

My Commission Expires: _____

Notary Public
Print Notary Name: _____