

2020060244 00241

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

\$434.00

PRESENTED & RECORDED
12/31/2020 02:41:01 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA M THOMPSON
DPTY

BK: RE 3577

PG: 2175 - 2176

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$434.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 6817-64-2812.000

Mail after recording to: **Grantee**

This instrument was prepared by Lancaster, Trotter & Poe PLLC, a validly existing North Carolina law firm. Delinquent taxes, if any, will be paid by the closing attorney to the county tax collector from seller proceeds at the time of disbursement.

THIS DEED made this 31st day of December, 2020, by and between

GRANTOR

RABIH F. ABOU-RIZK and wife, JACQUELINE A. ABOU-RIZK
3959 Quilling Road
Winston Salem, NC 27104

GRANTEE

ALAN GODEL and, JUSTIN HANNON, as Tenants in Common
145 COLUMBINE DRIVE
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 situated in the City of WINSTON SALEM, FORSYTH County, North Carolina, and more particularly described as follows:

BEING all of Lot No. 17 on the map of GRANDVIEW, as surveyed and platted by J.E. Ellerbe, C.E. December 1925, and recorded in Plat Book 4, Page 96 (3) in the Office of the Register of Deeds for Forsyth County, North Carolina.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2411, 1019.

A map showing the above described property is recorded in Plat Book 4, Page 96.

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 claim of all persons whomsoever, other than the following exceptions:

- 1. Ad Valorem taxes for the current year (prorated through the date of settlement).
- 2. Utility easements and unviolated covenants, conditions, or restrictions that do not materially affect the value of the Property.

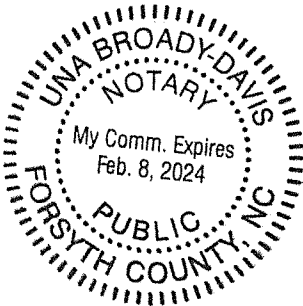
IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, or, if corporate, has caused this Deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

Rabih F. Abou-Rizk (SEAL)
RABIH F. ABOU-RIZK
Jacqueline A. Abou-Rizk (SEAL)
JACQUELINE A. ABOU-RIZK

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: RABIH F. ABOU-RIZK and wife, JACQUELINE A. ABOU-RIZK, Grantor(s). Witness my hand and official stamp or seal, this the 30th day of December, 2020.

My Commission Expires: 02/08/2024



Una Broady-Davis
Notary Public

Print Notary Name: Una Broady-Davis