

2021039419 00118
 FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$270.00
 PRESENTED & RECORDED
 07/23/2021 12:30:45 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B POLLOCK
 DPTY
BK: RE 3627
PG: 2660 - 2662

Submitted electronically by Lancaster, Trotter & Poe PLLC in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$270.00

PIN -6827-78-2510.000

Mail/Box to: Grantee – 4755 Germanton Road, Winston-Salem, NC 27105

This instrument was prepared by: T. Dan Womble, Attorney, No title search requested, none performed.

Brief description for the Index: 4755 Germanton Road, W.S.,NC 27105, Forsyth County Registry

THIS DEED made this 23rd day of July, 2021 by and between

GRANTOR

William Marshall Trawick, Jr. (unmarried)
 P.O. Box 1449
 Welcome, NC 27374

GRANTEE

Catalina Sanchez Gomez
 4755 Germanton Road
 Winston-Salem, NC 27105
 Tax Mailing Address:
 2807 N. Sharon Amity Road
 Charlotte, NC 28205

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 in all that certain lot, parcel of land or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto.

Property Address: 4755 Germanton Road, Winston-Salem, NC 27105

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3048, Page 3364, Forsyth County Registry.

All or a portion of the property herein conveyed includes or xx does not include the primary residence of a 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, other than the following exceptions: Easements and restrictions of record, if any. 2021 taxes are to be pro-rated.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name)

William Marshall Trawick, Jr. (SEAL)
Print/Type Name: William Marshall Trawick, Jr.

By: _____

(SEAL)

Print/Type Name & Title: _____

Print/Type Name: _____

By: _____

(SEAL)

Print/Type Name & Title: _____

Print/Type Name: _____

By: _____

(SEAL)

Print/Type Name & Title: _____

Print/Type Name: _____

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County of Forsyth and State aforesaid, certify that William Marshall Trawick, Jr. personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 13 day of July, 2021.

My Commission Expires: 02-09-2022
(Affix Seal)

Angela W. Campbell
Notary Public
Notary's Printed or Typed Name

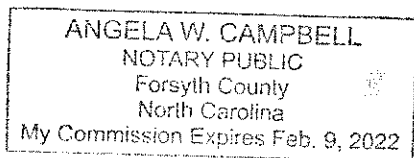


EXHIBIT "A"

BEGINNING AT AN IRON STAKE IN THE CENTER OF NORTH CAROLINA HIGHWAY NUMBER 9 (FORMERLY 109) NOW KNOWN AS THE NEW GERMANTON ROAD, AND RUNNING THENCE SOUTH 9 DEG. 22 MINS. WEST 100 FEET TO AN IRON STAKE IN THE MIDDLE OF SAID ROAD; THENCE SOUTH 88 DEG. 59 MINS. EAST 300 FEET TO AN IRON STAKE IN THE CENTER OF A BRANCH; THENCE NORTH ON THE EAST SIDE OF SAID BRANCH 104 FEET OF AN IRON STAKE; THENCE WEST CROSSING SAID BRANCH 326.7 FEET TO AN IRON STAKE IN THE CENTER OF THE HIGHWAY, POINT OF BEGINNING, CONTAINING 0.70 ACRES AND BEING A PORTION OF A TRACT OF LAND DEEDED TO C.C. FRY AND WIFE, BY SANFORD JESSUP AND WIFE, BY DEED DATED JULY 9, 1936, AND BEING THE SOUTH LOT FRONTING 100 FEET ON N.C. HIGHWAY NO. 8 (FORMERLY 109) AS SHOWN ON THE MAP COMPILED BY W.E. TUTTLE, SURVEYOR, SEE PLAT BOOK 13, PAGE 207, DEED BOOK 394, PAGE 136 AND DEED BOOK 580, PAGE 300, FORSYTH COUNTY REGISTRY.

Address: 4755 Germanton Road, Winston-Salem, NC 27105