

2021050897 00110

FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX  
\$18.00  
PRESENTED & RECORDED  
09/17/2021 11:58:06 AM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE  
ASST

BK: RE 3641  
PG: 2121 - 2124

NORTH CAROLINA  
GENERAL WARRANTY DEED

Excise Tax: \$18.00

Brief ID: Plat Book 6, Page 130

Parcel ID No. 6846-06-2112.00

PREPARED BY & RETURN TO  
The Sperry Law Firm PC  
18001 Richardson Ave.  
Charlotte, NC 28277

Mail after recording to: the grantee

This instrument was prepared by: Ryan David Hatley, NC Attorney, The Sperry Law Firm, P.C..

Any delinquent taxes to be paid by closing attorney/settlement agent upon disbursement of closing proceeds to the county tax collector.

THIS DEED made this 15 day of September, 2021 by and between

GRANTOR

Antoinette Sawyer and Clifton Sawyer, a married couple and  
Jo Renee Carr and William Carr, a married couple

5945 Woodfield Drive, Kernersville, NC 27284

GRANTEE

Juan Alberto Ronquillo Morales

Property Address : 2543 Manchester Street, Winston-Salem, NC 27105

Mailing Address : 2543 Manchester 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 located in Forsyth County, North Carolina and more particularly described as follows:

Property 1:

BEGINNING at a stake on the East side of Manchester Street and running in line with same 47.7 feet North to a stake; thence running east in line with the southern border of Lot No. 5, 149.5 feet to a stake; thence running West in line with the North Boundary of Lot No. 3, 149.5 feet to the stake of BEGINNING. Known and designated as Lot No. 4 of the Vantage View Development. Plat of said property is recorded in Plat Book 6, page 130, in the Office of the Register of Deeds, Forsyth County, North Carolina.

Parcel ID # No. 6846-06-2112.00

General Warranty Deed  
2543 Manchester Street, Winston-Salem, NC 27105  
Page 1 of 4

Submitted electronically by "The Sperry Law Firm, PC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Being all or a portion of that property described in that deed recorded in Book 3105 at Page 3657, Forsyth County Public Registry.

See attached Family History Affidavits for Anthony G. Mitchell, Jr.

**EXHIBIT NOT ATTACHED AT RECORDING**

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.

This conveyance made subject to all easements and other matters shown on the recorded plat hereinabove referred to and restrictive covenants and easements appearing of record in the Forsyth County Registry, and all amendments thereto which may appear of record.

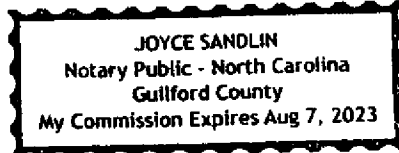
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

Antoinette Sawyer (SEAL)  
Antoinette Sawyer

STATE OF NORTH CAROLINA  
COUNTY OF MECKLENBURG

I, Joyce Sandlin, Notary Public, do hereby certify that Antoinette Sawyer personally appeared before me this day and acknowledged the due execution of the foregoing instrument.  
Witness my hand and official seal this 12 day of Sept, 2021.

Joyce Sandlin  
Official Signature of Notary  
Printed or typed name of Notary  
Joyce Sandlin  
My Commission Expires: 8/7/2023

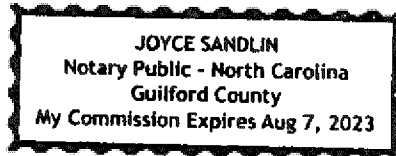


Clifton Sawyer (SEAL)  
Clifton Sawyer

STATE OF NORTH CAROLINA  
COUNTY OF MECKLENBURG

I, Joyce Sandlin, Notary Public, do hereby certify that Clifton Sawyer personally appeared before me this day and acknowledged the due execution of the foregoing instrument.  
Witness my hand and official seal this 15 day of Sept, 2021.

Joyce Sandlin  
Official Signature of Notary  
Printed or typed name of Notary  
Joyce Sandlin  
My Commission Expires: 8/7/2023



\_\_\_\_\_(SEAL)  
Jo Renee Carr

STATE OF NORTH CAROLINA  
COUNTY OF MECKLENBURG

I, \_\_\_\_\_, Notary Public, do hereby certify that Jo Renee Carr personally appeared before me this day and acknowledged the due execution of the foregoing instrument.  
Witness my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

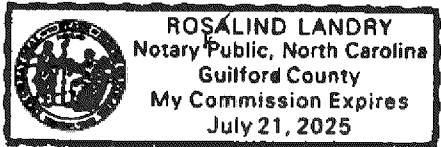
\_\_\_\_\_  
Official Signature of Notary

Jo Renee Carr (SEAL)  
Jo Renee Carr

STATE OF NORTH CAROLINA  
COUNTY OF ~~MECKLENBURG~~ glamance

I, Rosalind Landry, Notary Public, do hereby certify that Jo Renee Carr personally appeared before me this day and acknowledged the due execution of the foregoing instrument.  
Witness my hand and official seal this 15<sup>th</sup> day of September, 2021.

Rosalind Landry  
Official Signature of Notary  
Printed or typed name of Notary  
Rosalind Landry  
My Commission Expires: July 21, 2025



William Carr (SEAL)  
William Carr

STATE OF NORTH CAROLINA  
COUNTY OF ~~MECKLENBURG~~ glamance

I, Rosalind Landry, Notary Public, do hereby certify that William Carr personally appeared before me this day and acknowledged the due execution of the foregoing instrument.  
Witness my hand and official seal this 15<sup>th</sup> day of September, 2021.

Rosalind Landry  
Official Signature of Notary  
Printed or typed name of Notary  
Rosalind Landry  
My Commission Expires: July 21, 2025

