

**2021052813 00270**

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

**\$133.00**  
PRESENTED & RECORDED  
09/27/2021 04:07:34 PM

**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE  
ASST

**BK: RE 3643**  
**PG: 3583 - 3586**

**NORTH CAROLINA GENERAL WARRANTY DEED**

**Excise Tax: \$133.00**

**Tax Parcel Identification Number: 6836-92-3514.000**

**This instrument was prepared by:** T. Lawson Newton a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

**Return to:** Craige Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103

**Mail Tax Bill to:** 1427 Dellabrook Road, Winston Salem, NC 27105

**Property Address:** 1427 Dellabrook Road, Winston Salem, NC 27105

Brief description for the Index: Lot 7, of the R. Duke Property

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THIS DEED made this 20th day of September, 2021 by and between

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**GRANTOR**

**EQUITY TRUST COMPANY CUSTODIAN  
FBO TANYA JANEAN SPENCER IRA**

**1 EQUITY WAY  
WESTLAKE, OH 44145**

**GRANTEE**

**CHOKRI LOUHICHI and spouse,  
DONNA LOUHICHI**

**1427 DELLABROOK ROAD  
WINSTON SALEM, NC 27103**

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 County of **FORSYTH**, State of North Carolina and more particularly described as follows:

**FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.**

For back title reference, see the deed recorded in Book 3270 Page 3487 Forsyth County Registry.

**THIS IS \_\_\_\_\_ OR IS NOT \_\_\_\_\_ THE GRANTOR'S PRIMARY RESIDENCE**

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: subject to easements and restrictions of record, if any; and 2021 property taxes.

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

  
\_\_\_\_\_  
**EQUITY TRUST COMPANY CUSTODIAN FBO TANYA JANEAN SPENCER IRA BY TANYA JANEAN SPENCER** (SEAL)  
**Jeffrey S. Brown**  
Corporate Alternate Signer

STATE OF OHIO

COUNTY OF CUYAHOGA

I, Jason Nicholson, a Notary Public for the County of Cuyahoga and State of OHIO, do hereby certify that Equity Trust Company Custodian FBO Tanya Janean Spencer IRA By Tanya Janean Spencer either being personally known to me or proven by satisfactory evidence (said evidence being \_\_\_\_\_), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by her for the purposes therein stated.

\* **Jeffrey S. Brown** CORPORATE ALTERNATE SIGNER  
Witness my hand and Notarial stamp or seal this 20 day of September, 2021.

Notary Public

Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



JASON NICHOLSON  
Notary Public  
State of Ohio  
My Comm. Expires  
May 19, 2025

For back title reference, see the deed recorded in Book 3270 Page 3487 Forsyth County Registry.

THIS IS \_\_\_\_\_ OR IS NOT  THE GRANTOR'S PRIMARY RESIDENCE

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: subject to easements and restrictions of record, if any; and 2021 property taxes.

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

Tanya Janean Spencer (SEAL)  
TANYA JANEAN SPENCER

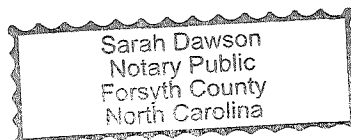
STATE OF North Carolina

COUNTY OF Forsyth

I, Sarah Dawson, a Notary Public for the County of Forsyth and State of North Carolina, do hereby certify that Tanya Janean Spencer either being personally known to me or proven by satisfactory evidence (said evidence being Driver's License), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by her for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 24 day of September, 2021.

Sarah Dawson  
Notary Public  
Name: Sarah Dawson  
My Commission Expires: August 12, 2025



**EXHIBIT A**

BEING KNOWN AND DESIGNATED as Lot Number 7 of the R. Duke Property, as described in Plat Book 3, Page 85, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Grantor warrants that she is empowered to individually sign the conveyance of real estate assets held by The Custodian of her IRA.