

**2021053377 00222**

FORSYTH CO. NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$2200.00**  
 PRESENTED & RECORDED  
 09/29/2021 02:45:06 PM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: CHELSEA B POLLOCK  
 DPTY

**BK: RE 3644**  
**PG: 2237 - 2239**

## NORTH CAROLINA GENERAL WARRANTY DEED

**Excise Tax:** \$2,200.00

**Tax Parcel Number:** 6816-97-5623.000

**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:** 1546 Audubon Village Drive, Winston-Salem, NC 27106

**Property Address:** 1546 Audubon Village Drive, Winston-Salem, NC 27106

**Brief description for the Index:** Lot 11, Audubon Village Drive

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THIS DEED made this 29<sup>th</sup> day of September, 2021 by and between

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### GRANTOR

STAFFORD CONSTRUCTION COMPANY, LLC  
 A North Carolina Limited Liability Company

P.O. Box 857  
 Lewisville, NC 27023

### GRANTEE

DANG PHUOC BAO NGUYEN and spouse,  
 ALLIE SUZANNE NGUYEN

1546 Audubon Village 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 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.**

submitted electronically by "Craige Jenkins Liipfert & Walker LLP"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

For back title reference, see the deed recorded in Book 3425, Page 1040, 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.

STAFFORD CONSTRUCTION COMPANY, LLC, a North Carolina Limited Liability Company

By: [Signature] Manager (SEAL)  
Dwayne Stafford, Manager

STATE OF North Carolina

COUNTY OF Forsyth

I, Emily A. Zimmerman, a Notary Public of the County of Davidson and State of North Carolina, certify that Dwayne Stafford, either being personally known to me or proven by satisfactory evidence (said evidence being Drivers License), who is the Manager of STAFFORD CONSTRUCTION COMPANY, LLC, a North Carolina Limited Liability Company, personally appeared before me this day and acknowledged that he is Manager of STAFFORD CONSTRUCTION COMPANY, LLC and that as Manager being duly authorized to do so, voluntarily executed the foregoing instrument on behalf of said company for the purposes stated therein.

WITNESS my hand and notarial seal, this 29<sup>th</sup> day of September, 2021.

[Signature]  
Notary Public  
Name: Emily A. Zimmerman  
My Commission Expires: July 27, 2026

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| Emily A. Zimmerman<br>NOTARY PUBLIC<br>Davidson County<br>North Carolina<br>My Commission Expires July 27, 2026 |
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EXHIBIT "A"  
PROPERTY DESCRIPTION

BEING all of Lot 11 as shown on Final Map for Audubon Village recorded in Plat Book 68, Page 49, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

This conveyance is made subject to the Declaration of Covenants, Conditions and Restrictions recorded in Book 3419 Page 3926 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made. See the Declaration as it may be amended, for content thereof.