

2021053566 00109

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$30.00
 PRESENTED & RECORDED
 09/30/2021 12:24:52 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE
 DPTY

BK: RE 3644
PG: 3509 - 3510

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$30.00

Parcel Identifier No. 6856-16-1213.000 Verified by Forsyth County on the ____ day of _____, 2021
 By: _____

Mail/Box to: Holton Box 66

This instrument was prepared by: Lynne R. Holton, Esq., 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.

Brief description for the Index: Lot 153, Silver Chalice, Section 2

THIS DEED made this 30 day of September, 2021, by and between

GRANTOR

GRANTEE

Timothy C. Pulliam and wife, Tammy Pulliam**Rafaela Juliana Escobedo**

Property Address: 3873 Crusade Drive
Winston-Salem, NC 27101

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 Grantor's interest in and to 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 known as Lot 153 as shown on the plat for Silver Chalice, Section 2, as recorded in Plat Book 35, Page 142 in the Forsyth County Register of Deeds Office of Forsyth County, NC.

This property ____ is ☒ is not the primary residence of one or more of the Grantors.

For back title, see Book 3381, Page 914, Forsyth County Registry

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

NC Bar Association Form No. 3 © 1976, Revised © 1977, 2002

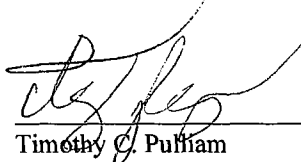
Printed by Agreement with the NC Bar Association – 1981 - Chicago Title Insurance Company

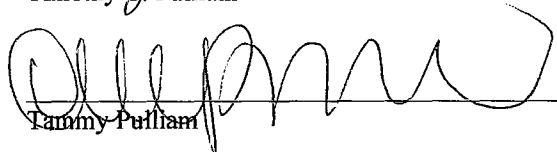
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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, rights-of-way and restrictions of record, if any, and real property taxes for the current year which shall be prorated through the closing date.

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

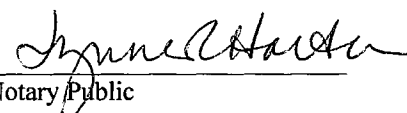
 (SEAL)
Timothy C. Pulliam

 (SEAL)
Tammy Pulliam

State of North Carolina - County of Forsyth

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: Timothy C. Pulliam and Tammy Pulliam.

Date: 9/29/2021


Notary Public

Lynne R. Holton
Print Name

My commission expires: 9/5/2022

