

**2021060964 00265**FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT X**\$92.00**

PRESENTED &amp; RECORDED

11/05/2021 04:14:37 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA BOOE

DPTY

**BK: RE 3653****PG: 3753 - 3759****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: **\$92.00**Parcel Identifier No: **6910-78-2222.000**Mail/Box to: **The Ellison Law Firm, 112 N. Marshall Street, Winston-Salem, NC 27101**This instrument was prepared by: **Attorney Eric S. Ellison**

Brief description for the Index:

**THIS DEED made 30 day of October, 2021 by and between****GRANTOR**

George Eccles , a single person  
 Valeria E. Blue, a single person  
 Verlie M. McNeill, a single person  
 Vera S. Richardson and spouse  
 Alexander Richardson,  
 Vernard C. Sprinkle and spouse  
 Sharon Sprinkle and  
 Vicki S. Morrison, a single person

Heirs of Velner Miller Sprinkle  
 D.O.D.- July 18, 1994, Forsyth County

**Mailing Address:**

3960 Thornaby Circle  
 Winston-Salem, NC 27107

**SUBJECT PROPERTY IS  
 THE GRANTOR'S PRIMARY RESIDENCE**

**GRANTEE**

Leticia Torres and spouse  
 Rogelio Torres

**Mailing/ Property Address:**

7765 Pine Street  
 Rural Hall, NC 27045

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 City of Rural Hall, Forsyth County, North Carolina and more particularly described as follows:

Beginning at an iron stake on the east side of Pine Street in Rural Hall, N.C., which said iron stake is 75 feet north of the northwest intersection of Pine Street and Lee Street, and is the northwest corner of a lot belonging to Oscar Washington, and runs thence along the east line of Pine Street North 2 deg. 24 min. east 71.6 feet to an iron stake in Ernest Miller's southwest corner; running thence along Miller's south line, south 84 deg. 52 min. east 108 feet to an iron stake; running thence south 2 deg. 24 min. west 71.6 feet to an iron stake in the northeast corner of Oscar Washington's lot; running thence with Washington's north line, north 84 deg. 5 min. west 108 feet to the place of beginning. Being all of the lot of land described in a deed see Book 559, Page 322, except a lot sold off to Ernest Miller as described in Deed Book 579, Page 41

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.

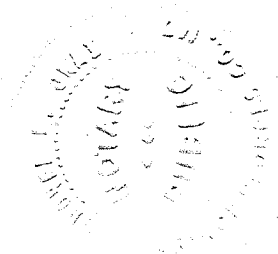
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

 (SEAL)  
George Eccles

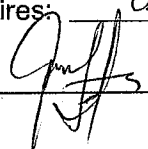
State of ~~North Carolina~~ Maryland  
County of Prince Georges )

I, the undersigned, a Notary Public in and of said County and State aforesaid, do hereby certify that George Eccles personally appeared before me and acknowledged the execution of the foregoing instrument for the purpose stated therein and in the capacity indicated.

Witness my hand and Notarial stamp or seal this 30<sup>th</sup> day of October, 2021.



My Commission Expires: 03/25/2024

Notary Public: 

GEORGE E. OKAI  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires March 25, 2024

Valeria E. Blue (SEAL)  
Valeria E. Blue

State of North Carolina )  
County of Forsyth )

I, the undersigned, a Notary Public in and of said County and State aforesaid, do hereby certify that Valeria E. Blue personally appeared before me and acknowledged the execution of the foregoing instrument for the purpose stated therein and in the capacity indicated.

Witness my hand and Notarial stamp or seal this 31 day of October, 2021.

My Commission Expires: September 27, 2025

Notary Public: G. Douglas McCloud

G. Douglas McCloud  
NOTARY PUBLIC  
Forsyth County, NC

Verlie M. McNeill (SEAL)  
Verlie M. McNeill

State of North Carolina )  
County of Forsyth )

I, the undersigned, a Notary Public in and of said County and State aforesaid, do hereby certify that Verlie M. McNeil personally appeared before me and acknowledged the execution of the foregoing instrument for the purpose stated therein and in the capacity indicated.

Witness my hand and Notarial stamp or seal this 31 day of October, 2021.

My Commission Expires: September 27, 2025

Notary Public: G. Douglas McCloud

G. Douglas McCloud  
NOTARY PUBLIC  
Forsyth County, NC  
My Commission Expires September 27, 2025

Vernard C. Sprinkle (SEAL)  
Vernard C. Sprinkle

Sharon Sprinkle (SEAL)  
Sharon Sprinkle

State of North Carolina )  
County of Forsyth )

I, the undersigned, a Notary Public in and of said County and State aforesaid, do hereby certify that Vernard C. Sprinkle and Sharon Sprinkle personally appeared before me and acknowledged the execution of the foregoing instrument for the purpose stated therein and in the capacity indicated.

Witness my hand and Notarial stamp or seal this 31 day of October, 2021.

My Commission Expires: September 27, 2025

Notary Public: G. Douglas McCloud

G. Douglas McCloud  
NOTARY PUBLIC  
Forsyth County, NC  
My Commission Expires September 27, 2025

Vera S. Richardson (SEAL)  
Vera S. Richardson

Alexander Richardson (SEAL)  
Alexander Richardson

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State of North Carolina    )  
  )  
County of Forsyth         )

I, the undersigned, a Notary Public in and of said County and State aforesaid, do hereby certify that Vera S. Richardson and Alexander Richardson personally appeared before me and acknowledged the execution of the foregoing instrument for the purpose stated therein and in the capacity indicated.

Witness my hand and Notarial stamp or seal this 31 day of October, 2021.

My Commission Expires: September 27, 2025

Notary Public: G. Douglas McCloud

G. Douglas McCloud  
NOTARY PUBLIC  
Forsyth County, NC  
My Commission Expires September 27, 2025

Vicki S. Morrison (SEAL)  
Vicki S. Morrison

State of North Carolina )  
  )  
County of Forsyth )

I, the undersigned, a Notary Public in and of said County and State aforesaid, do hereby certify that Vicki S. Morrison personally appeared before me and acknowledged the execution of the foregoing instrument for the purpose stated therein and in the capacity indicated.

Witness my hand and Notarial stamp or seal this 31 day of October, 2021.

My Commission Expires: September 27, 2025  
Notary Public: G. Douglas McCloud

G. Douglas McCloud  
NOTARY PUBLIC  
Forsyth County, NC  
My Commission Expires September 27, 2025