

**2021068583 00130**

FORSYTH CO. NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$42.00**  
 PRESENTED & RECORDED  
 12/16/2021 01:01:26 PM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: TIMOTHY R WILLIAMS  
 ASST

**BK: RE 3663****PG: 1511 - 1513**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$42.00

Parcel Identifier No. 6857-31-5745.000

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

By: \_\_\_\_\_

Mail/Box to: Farrior & Associates, 400 W. Fisher Avenue, Greensboro, NC 27401This instrument was prepared by: Farrior & Associates, 400 W. Fisher Ave, Greensboro, NC 27401Brief Description for the Index: **THIS DEED made this 16<sup>th</sup> day of December 2021, by and between Grantor(s) and Grantee(s)**

GRANTOR:	GRANTEE:
<b><i>BETTY H. BELL (unmarried)</i></b>	<b><i>ROBERT MUHAMMAD and wife, RONDA MUHAMMAD</i></b>
<b>Mailing Address:</b> <i>5240 Esher Drive Walkertown, NC 27051</i>	<b>Mailing Address:</b> <i>300 S. Firestone Street, Apt. 433 Gastonia, NC 28052</i>  <b>Property Address:</b> <i>0 Largo Drive, Winston Salem, NC 27101</i>

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 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 Township of **MIDDLEFORK**, County of **FORSYTH**, State of **NORTH CAROLINA** and more particularly described as follows:

See Exhibit A, attached hereto and incorporated herein by reference.

[The above-described property is NOT the primary residence of the Grantor]

The property hereinabove described was acquired by Grantor by instrument recorded in \_\_\_\_\_  
**Book 1466, Page 511**

A map showing the above described property is recorded in Plat Book 24 Page 7.

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 the 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 the restrictions, easements and/or rights of way of record, and to ad valorem taxes for the current and subsequent years.

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

Betty H. Bell (SEAL)  
**BETTY H. BELL**

\_\_\_\_\_ (SEAL)

STATE OF North Carolina - COUNTY OF Forsyth

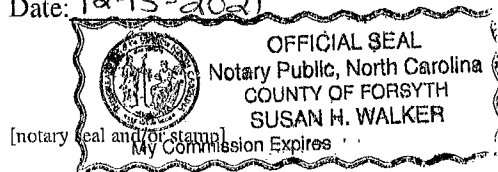
I, Susan H. Walker, a Notary Public of the County and State aforesaid, certify that the following person(s) personally appeared before me this day, and

- ☐ I have personal knowledge of the identity of the principal(s)  
☐ I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph  
☒ A credible witness has sworn to the identity of the principal(s);

each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

NAME	CAPACITY
<b>BETTY H. BELL</b>	<b>Individual(s)</b>

Date: 12-15-2021



[notary seal and/or stamp]

Susan H. Walker  
 NOTARY PUBLIC  
 Commission Expires: 7-23-2025

## **EXHIBIT "A"**

BEING known and designated as Lot No. 50 as shown on Plat of Williston Section No. 3, as recorded in Forsyth County, N.C. Registry in Plat Book No. 24 at Page No. 7, reference to which is hereby made for more particular description.