

2022000631 00088
FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$550.00
PRESENTED & RECORDED
01/05/2022 12:07:52 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE
DPTY
BK: RE 3667
PG: 2990 - 2992

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ **550.00**

Parcel Identifier No. 5883-97-1105.000 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 42, Village Club, Section 1

THIS DEED made this 4th day of January, 2022, by and between

GRANTOR	GRANTEE
Houssam Atassi and wife, Dema Alrefai	Eslam Mourcy
	<u>Property Address:</u> 420 Craver Pointe Drive Clemmons, NC 27012

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 Forsyth County, North Carolina and more particularly described as follows: See Exhibit A attached hereto and incorporated herein by reference.

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

For back title, see Book 2215, Page 4082, 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.

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.

Houssam Atassi (SEAL)
Houssam Atassi

Dema Alrefai (SEAL)
Dema Alrefai

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: Houssam Atassi and Dema Alrefai.

Date: January 4th, 2022

Cassidy J. Miller
Notary Public

CASSIDY J. MILLER
Print Name

My commission expires: July 30th, 2022

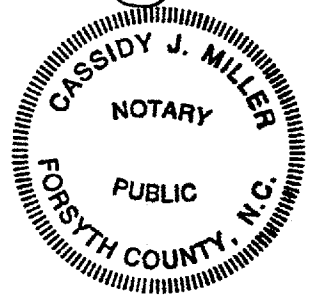


Exhibit A

BEING ALL OF LOT NO. 42 AS SHOWN ON A RECORDED PLAT ENTITLED "VILLAGE CLUB, SECTION 1", AS DEVELOPED BY THE NEW FORTIS CORPORATION, SAID MAP PREPARED BY BORUM, WADE & ASSOCIATES, P.A., OCTOBER 19, 1994, SAID PLAT BEING RECORDED IN PLAT BOOK 37, PAGE 147, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.