

2022005214 00148

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$58.00

PRESENTED & RECORDED
02/01/2022 01:35:07 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST

BK: RE 3673
PG: 1021 - 1023

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$58.00

Parcel Identifier No. 6847-74-3951.000

Mail after recording to: Grantee at address shown below

This instrument was prepared by: CLINT CALAWAY, A LICENSED NORTH CAROLINA ATTORNEY. DELINQUENT TAXES, IF ANY, TO BE PAID BY CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT OF THE PROCEEDS.

ADDRESS: 380 KNOLLWOOD STREET, SUITE G, WINSTON-SALEM, NC 27103

THIS DEED made this 31st day of January, 2022 by and between

GRANTOR

**GERARDO PEREZ A/K/A GERARDO PEREZ AGUAYO AND WIFE, ROSA TOLEDO PEREZ
4336 MORNING RIDGE LANE, WINSTON-SALEM, NC 27101**

GRANTEE

**NTIER CONSTRUCTION, INC DBA NTIER HOMES
2596 LANDMARK DRIVE, WINSTON-SALEM, NC 27103
SUBJECT PROPERTY: 4122 NORTHAMPTON DRIVE, WINSTON-SALEM, NC 27104**

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 and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF FULLY SET FORTH.

All or a portion of the property hereinabove described was acquired by Grantor by that instrument recorded in Book 3482, Page 2757, Forsyth County Registry.

The above described property does does not include the primary residence of the Grantor.

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 except for the exceptions hereinafter stated.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on the day and year first above written.

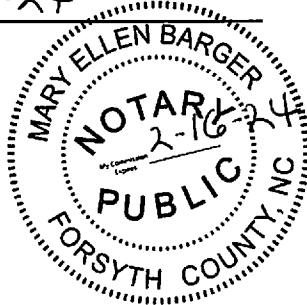
[Signature] (SEAL)
GERARDO PÉREZ AGUAYO

[Signature] (SEAL)
ROSA TOLEDO PEREZ

STATE OF NORTH CAROLINA - FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that they signed the foregoing document: **GERARDO PÉREZ AGUAYO AND WIFE, ROSA TOLEDO PEREZ**. Witness my hand and official stamp or seal, this the 31st day of January, 2022.

My Commission Expires: 2-16-24



[Signature]
Notary Public

Print Notary Name: Mary Ellen Barger

EXHIBIT A

BEGINNING at an iron stake in the westernmost right-of-way line of Northampton Drive, said stake being the southernmost corner of the property deeded to Ida M. B. Cooper by deed recorded in Book 1118, page 1472 in the Office of the Register of Deeds of Forsyth County, North Carolina, proceeding thence with the westernmost right-of-way line of Northampton Drive, South $17^{\circ}15'$ West 100 feet to an iron stake, the northeasternmost corner of Joe White; thence with the line of Joe White, North $86^{\circ}21'$ West 227.8 feet to an iron stake, thence North $17^{\circ}15'$ East 100 feet to an iron stake, the southwesternmost corner of said Cooper, thence with the line of said Cooper, South $86^{\circ}21'$ East 227.8 feet to the point of **BEGINNING**, all being in accordance with an unrecorded survey by Carl F. Beauchamp, R. L. S., dated April 18, 1974, and being in all respects the same property as that deeded to Wesley G. Gardner and wife, Mary F. Gardner by deeds recorded in Deed Books 670 and 722 at pages 339 and 360 respectively in the Office of the Register of Deeds of Forsyth County, North Carolina; also being Lots 7G and 2, Block 3224, as shown on the official tax maps of Forsyth County, North Carolina.