

2022007248 00242

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$64.00

PRESENTED & RECORDED
 02/11/2022 04:39:45 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE
 DPTY

BK: RE 3675**PG: 2430 - 2431****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$64.00

Parcel Identifier Number: 6845-69-2586 Tax ID or Block & Lot: BLOCK 1597 LOT 012

Mail/Box to: Grantee at 105 Carrie Circle, Mocksville, NC 27028

This instrument prepared by: The Elam Law Firm, PLLC, 351 N Peace Haven Road, Winston Salem, NC 27104

Brief description for the Index: Lot 12 & 55 of Rockledge

THIS DEED made this February 11, 2022 by and between

GRANTOR	GRANTEE
Frank Cathcart, Sr. , Divorced	Francisco J Hernandez, Married
Grantor Address:	Buyer Address:
7403 Friendship Ledford Road	105 Carrie Circle
Winston-Salem, NC 27107	Mocksville, NC 27028
	Property Address:
	3474 Old Greensboro Road
	Winston-Salem, NC 27107

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 or near the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

Submitted electronically by "The Elam Law Firm PLLC/Innovative Closing Solutions PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Being known and designated as Lot Nos. 12 and 55, on map of Rockledge, recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 3, page 85A, to which reference is hereby made for a further description.

Address: 3474 Old Greensboro Road Winston Salem, NC 27101

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3224, Page 3561.

A map showing the above described property is recorded in Plat Book 3, Page 85.

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. Title to the property hereinabove described is subject to the following exceptions:

1.5C THIS PROPERTY ☐ DOES ☒ DOES NOT INCLUDE THE PRIMARY RESIDENCE OF A GRANTOR.

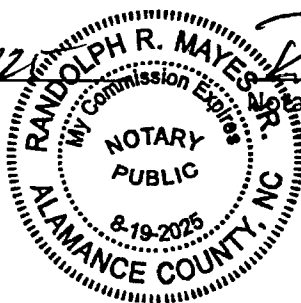
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Frank Cathcart Sr. (SEAL)
Frank Cathcart, Sr.

STATE OF NORTH CAROLINA, COUNTY OF DAVIDSON

I, the undersigned Notary Public of the aforesaid State and ALAMANCE County, do hereby certify that Frank Cathcart, Sr. personally appeared before me this date and acknowledged the execution of the foregoing instrument for the purposes therein expressed. Witness my hand and notarial seal this the 11 day of FEBRUARY, 2022.

My Commission Expires: 8-19-2025



Randolph R. Mayes
Notary Public