

2022009599 00034
FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$52.00
PRESENTED & RECORDED
02/28/2022 09:29:14 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE
DPTY
BK: RE 3678
PG: 2096 - 2098

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: **\$52.00**

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. **6826-82-6239**

Mail after recording to: GRANTEE

This instrument was prepared by: Marcus Becton, Esq.

THIS DEED made this 25th day of February, 2022 by and between

GRANTOR

FREDERICK NORMAN HUNT, unmarried

MAILING ADDRESS: 1400 Harrison Ave., Winston-Salem, NC 27105

GRANTEE

FEDERICO V. SEBASTIAN, married and RAQUEL A. PEREZ, unmarried.

MAILING ADDRESS: 1824 LeVance St., Asheboro, NC 27203

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

All or a portion of the property hereinabove described was acquired by Grantor by deed recorded **In Book 2559, Page 1988-1989 Forsyth County Registry.**

A map showing the above described property is recorded in **Book of Maps __, Page __, Forsyth County Registry** and referenced within this instrument.

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.

Submitted electronically by "Becton 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.

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. Easements and restrictions of record
- 2. Ad valorem taxes for 2022 and thereafter

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 officer(s), the day and year first above written.


 _____ (SEAL)
FREDERICK NORMAN HUNT

STATE: North Carolina
COUNTY: Forsyth

I, Monicia Roberts, certify that the following person(s): **FREDERICK NORMAN HUNT** personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: GENERAL WARRANTY DEED. Witness my hand and official stamp or seal, this the 25 day of February, 2022.

My Commission Expires: 9-26-2026

Monicia Roberts

 Notary Public

Print Notary Name: Monicia Roberts

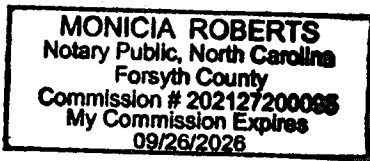


EXHIBIT A

BEGINNING at an iron stake the southeast corner of Lot No. 2 as shown on the above referenced map; thence proceeding North 59 degrees 27 minutes 39 seconds West 65 feet to an iron stake; thence North 00 degrees 32 minutes 21 seconds East 50 feet to an iron stake; thence South 89 degrees 27 minutes 33 seconds East 65 feet to an iron stake; then South 00 degrees 32 minutes 21 seconds West 50 feet to the point of **BEGINNING**, according to a survey prepared for Jacqueline Hanes and Denise Hanes by United LTD. dated May 20, 1987, to which reference is made for a more particular description, and being the identical property as described in deed recorded in Book 2184 at Page 2142, Forsyth County Registry..