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FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$1430.00
 PRESENTED & RECORDED
 03/01/2022 02:56:08 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B POLLOCK
 DPTY

BK: RE 3679**PG: 731 - 733**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,430.00

Parcel Identifier No.: 5866-32-4439.000 and 5866-32-3407.000

Mail after recording to: Grantee(s)

This instrument was prepared by: Stegall & Clifford, PLLC, 445 Dolley Madison Road, Suite 102, Greensboro, NC 27410

Brief Description from the Index: Lot 1, Dalton Estates

THIS DEED made this 2nd day of February, 2022, by and between

GRANTOR

Ronnie E. Harold, an unmarried man

Mailing Address: 3406 Willis Gap Road
Ararat, VA 24053

GRANTEE

Oscar Ramjeet, a married man

Property Address: 829 and 849 Dalton Road, Lewisville,
NC 27023

Mailing Address: 5 Fox Run Lane
Lloyd Harbor, NY 11734

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 , City of Lewisville, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

Is the property the primary residence of the Grantors? **Yes**

The property herein described was acquired by Grantor by instrument recorded in Book 3149, Page 3375, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 52, Page 109, and referenced within this instrument.

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:

Easements, rights-of-way, and restrictions of record or visible upon the described property, and to ad valorem taxes for the current year.

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

Ronnie E. Harold

Ronnie E. Harold

STATE OF North Carolina
COUNTY OF Stokes

I, ~~Jennifer Annette Johnson~~ Notary Public, do hereby certify that Ronnie E. Harold personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 26 day of February, 2022.

Jennifer Annette Johnson
Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: September 9, 2025

JENNIFER ANNETTE JOHNSON
NOTARY PUBLIC
Stokes County
North Carolina
My Commission Expires September 9, 2025

Exhibit "A"

Being all of Lots 1 and 2 as shown on the map of Dalton Estates as recorded in Plat Book 52 at Page 109 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Parcel ID # 5866-32-4439.000 and 5866-32-3407.000

Property Address: 829 and 849 Dalton Road, Lewisville, NC 27023