

2022012509 00085FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$384.00

PRESENTED & RECORDED

03/15/2022 12:15:40 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA BOOE, DPTY

BK: RE 3682 PG: 117 - 119

GENERAL WARRANTY DEEDExcise Tax: **\$384.00**Tax Parcel ID No. **6853-49-4394.000** Verified by _____ County
on the ____ day of _____, 20____ By: _____Mail/Box to: **Grantee**This instrument was prepared by: **Thomas G. Jacobs, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.**

Brief description for the Index:

THIS DEED, made this the **15th** day of **March**, 20**22**, by and between**GRANTOR:** Carla H. Silos, unmarried

whose mailing address is _____

(herein referred to collectively as **Grantor**) and**GRANTEE:** Tiffany Marie Tarbox, unmarriedwhose mailing address is 3175 Ridgewood Road, Winston-Salem, NC 27107(herein referred to collectively as **Grantee**) and*[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]***WITNESSETH:**

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

See attached Exhibit ASaid property having been previously conveyed to Grantor by instrument(s) recorded in Book 2953, Page 3819-3823, and being reflected on plat(s) recorded in Map/Plat Book _____, page/slide _____.All or a portion of the property herein conveyed x includes or _____ does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

Submitted electronically by "Law Office of Thomas G. Jacobs"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

By: _____
Print/Type Name & Title: _____

Carla H. Silos (SEAL)
Carla H. Silos

By: _____
Print/Type Name & Title: _____

(SEAL)

By: _____
Print/Type Name & Title: _____

(SEAL)

By: _____
Print/Type Name & Title: _____

(SEAL)

State of NC
County of Forsyth

(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Carla H. Silos

[insert name(s) of principal(s)].

Date: 3-14-22

Patricia A. Tarpley
Patricia A. Tarpley Notary Public
Notary's Printed or Typed Name

PATRICIA A. TARPLEY
Notary Public, North Carolina
Forsyth County
My Commission Expires
October 12, 2026

My Commission Expires:

10/12/2026

State of _____
County of _____

(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

[insert name(s) of principal(s)].

Date: _____

Notary Public
Notary's Printed or Typed Name

My Commission Expires:

Exhibit "A"

Beginning at a stone the Southwest corner of the tract of J.L. Hine corner; thence with his line N. 5 degrees W. 3.73 chains to an iron stake on the Southeast side of the Ridgewood Road; thence with the Southeast side of the road N. 53 degrees East 1.83 chains to an iron stake on the side of the road; thence a new line S. 25 ½ degrees East 5.74 chains to an iron stake in Paul Hine line; thence with his line N. 87 degrees W 3.48 chains to the Beginning; containing 1/1/4 (one and one-fourth acres) more or less.