

2022021041 00203FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$630.00

PRESENTED & RECORDED

05/02/2022 02:50:56 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA BOOE, DPTY

BK: RE 3692

PG: 2033 - 2035

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$630.00

Primary Residence of Grantor: No

Parcel Identifier No. 6846-75-7571.000 Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail To: GranteeThis instrument was prepared by: Randall L. Perry, 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 2nd day of May, 2022, by and between**GRANTOR**KATHY L. GRANT
AND SPOUSE,
FRANKIE L. STINSON
6715 ULSTER COURT
ALPHARETTA, GA 30005**GRANTEE**EMANUEL VAZQUEZ,
UNMARRIED
3225 PARRISH ROAD
WINSTON-SALEM, NC 27105

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 the County of **Forsyth**, North Carolina and more particularly described as follows:**SEE ATTACHED EXHIBIT "A"**This property was acquired by Grantor via instrument recorded in Book 3029, Page 2266.

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James Williams & Co., Inc.

www.JamesWilliams.comsubmitted electronically by "The Law Offices of Randall L. Perry, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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, other than the following exceptions:

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

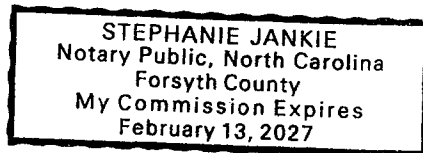
Kathy L. Grant (SEAL)
KATHY L. GRANT

Frankie L. Stinson (SEAL)
FRANKIE L. STINSON

State of North Carolina - County of Forsyth

I, Stephanie Jankie, the undersigned Notary Public, certify that KATHY L. GRANT AND FRANKIE L. STINSON personally appeared before me this day, and I have seen satisfactory evidence of the their identity, by a current state or federal identification with their photograph, acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and Notarial stamp or seal this 2ND day of MAY, 2022.



Stephanie Jankie
Stephanie Jankie, Notary Public

My Commission Expires: 2/13/2027

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

_____ Register of Deeds for _____ County

By: _____ Deputy/Assistant - Register of Deeds

EXHIBIT A

BEGINNING at an iron stake lying in the East right of way of Parrish Road, said iron stake being located North 6° 02' East 360 Feet along the East right of way line of Parrish Road from an iron stake lying in the North right of way line of Lancelot Drive; and running from said BEGINNING point South 83° 10' East 194.92 Feet to an iron stake; running thence South 6° 49' West 120 Feet to an iron stake; running thence North 83° 11' West 193.28 feet to an iron stake lying in the East right of way line of Parrish Road; and running thence with the East right of way line of Parrish Road North 6° 02' East 120 Feet to an iron stake, the point and place of the BEGINNING.

**Property Address: 3225 Parrish Road
Winston-Salem, NC 27105**