

**202203229 00258**

FORSYTH COUNTY NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

**\$85.00**

PRESENTED &amp; RECORDED

05/13/2022 03:55:28 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3695

PG: 406 - 407

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$85.00

Parcel Identifier Number: 6846-05-2918 Tax ID or Block & Lot: LOT 001 BLOCK 1373Mail/Box to: Grantee at 328 N 4440 E, Rigby, Idaho 83442This instrument prepared by: The Elam Law Firm, PLLC, 351 N Peace Haven Road, Winston Salem, NC 27104Brief description for the Index: Lot 1 of Vantage View

THIS DEED made this May 11, 2022 by and between

GRANTOR	GRANTEE
Larry D. Dixon and spouse, Tamecka Dixon	Dustin Wayne Harris, Married
Grantor Address:	Buyer Address:
1932 Bethany Trace Lane Winston-Salem, NC 27127	328 N 4440 E Rigby, Idaho 83442
	Property Address:
	2531 Manchester Street 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 or near the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 1 as set out upon Map of Vantage View, a plat of which is recorded in Plat Book 6, page 140 in the Office of the register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more full and complete description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2001, Page 0028.

A map showing the above described property is recorded in Plat Book 6, Page 130.

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: 2021 Ad Valorem taxes are paid in the amount of \$402.54

\_\_\_ / \_\_\_ 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.

Larry D. Dixon (SEAL)  
Larry D. Dixon

Tamecka S. Dixon (SEAL)  
Tamecka Dixon

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, the undersigned Notary Public of the aforesaid State and Forsyth County, do hereby certify that Larry D. Dixon and spouse, Tamecka Dixon 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 May, 2022.

My Commission Expires: 10/31/22

Brian H. Elam  
Brian H. Elam, Notary Public

