

2022024199 00190FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$260.00PRESENTED & RECORDED
05/19/2022 04:13:05 PM**LYNNE JOHNSON**
REGISTER OF DEEDS
BY: ANGELA M THOMPSON, DPTY
BK: RE 3696
PG: 966 - 968**NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: **\$260.00**Parcel Identification No. 6910-77-4928.000 & 6910-78-3050.000 Verified by _____ County on
the _____ day of _____, 20____By: Brock & ScottMail/Box to: GRANTEEThis instrument was prepared by: Brock & Scott, PLLC, 1315 Westbrook Plaza Drive, Suite 100, Winston Salem,
NC 27103Brief description for the Index: Metes and bounds, Eastern and Northern halves of Lot Nos. 15 and 16, Block
9, Southeast Addition to Rural HallPROPERTY ADDRESS: 200 & 210 Lee Street, Rural Hall, NC 27045THIS DEED made this 17th day of May, 2022, by and between

GRANTOR	GRANTEE
LINDA G. WUCHEVICH, single Mailing Address: 309 Stickney Hill Road Union, CT 06076	GABRIEL W. MACHADO, married Mailing address: 675 Cook Road Rural Hall, NC 27045

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

Submitted electronically by "Brock & Scott, PLLC FC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

TRACT ONE:

BEGINNING at a point, the northeast corner of Lot No. 16 at the intersection of Lee and Jackson Streets, running thence along Lee Street North 84 deg 52' West 84.85 feet to a stake at a point halfway the length of the North line of Lot #16, thence southwardly a new line 118.5 feet to a stake located at a point halfway the length of the South line of Lot #15, thence eastwardly along the south line of Lot #15 79.2 feet to a stake, the Southeast corner of Lot #15, thence along the West side of Jackson Street, North 7 deg 52" East (March, 1908) 119 feet to the point of **BEGINNING**. Lying and being in Bethania Township, Forsyth County comprising the eastern half of Lot Nos. 15 and 16, Block 9 of the Z.B. Bitting property, as shown in the Plat of the Southeast Addition to Rural Hall, North Carolina, date of Plat and survey, March 1908, Frank T. Miller, Civil Engineer, and which is duly recorded in the Office of the Register of Deeds of Forsyth County, Deed Book 89, Page 584, to which further reference is hereunto made

Being the same property conveyed to Linda G. Wuchevich, unmarried by Deed from Angelica Feonides, Yesenia Ocamp and husband, Jesus Leonides dated 04/10/2019 and recorded on 04/10/2019 in Book 3454, Page 1892, Forsyth County Registry.

Property address: 200 Lee Street, Rural Hall, NC 27045

TRACT TWO:

BEGINNING at an iron stake on Lee Street, said stake being located in a northwesterly direction 84.85 feet from the northeast corner of Lot No. 16, running in a southwesterly direction 116.95 feet to a stake at a point midway on the South side of Lot No. 15; thence in a westerly direction along the line of Lot No. 15, 79.2 feet to a stake; thence in a northerly direction along the western side of Lots Nos. 15 and 16, 118.9 feet to a stake; thence in an easterly direction along Lee Street 84.85 feet to the beginning, consisting of the western halves of Lots Nos. 15 and 16 in Block 19 as shown on the plat of the South east Addition to Rural Hall, North Carolina (Date of Plat Match 1908), the above property lying and situate in the town of Rural Hall, Forsyth County, North Carolina.

Being the same property conveyed to Linda G. Wuchevich, a single woman, by Deed from Rodessa D. Mitchell, *et al*, dated 06/06/2019 and recorded on 06/13/2019 in Book 3465, Page 3325, Forsyth County Registry.

Property address: 210 Lee Street, Rural Hall, NC 27045

The property conveyed herein does does not include the primary residence of 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.

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:

2022 ad valorem taxes and all covenants, conditions, restrictions, easements, and rights of way of record.

SIGNATURE AND ACKNOWLEDGEMENT PAGE FOLLOWS

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

Linda G. Wuchevich (SEAL)
LINDA G. WUCHEVICH

State of North Carolina, County of Forsyth

I, Matthew S. Cheney, the undersigned Notary Public of Forsyth County and State aforesaid, certify that **LINDA G. WUCHEVICH** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 17 day of May, 2022.

My Commission Expires: 7/29/2025

Matthew S. Cheney
Notary Public

Matthew S Cheney
NOTARY PUBLIC
Forsyth County, NC
My Commission Expires July 29, 2025