

2022024591 00131

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$432.00

PRESENTED & RECORDED

05/23/2022 02:00:59 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: TIMOTHY R WILLIAMS, ASST

BK: RE 3696

PG: 3107 - 3110

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$432.00Parcel Identifier No.: **5981922555000** Verified By: _____ County on the _____ day of _____, 20__

By: _____

Mail/Box to: **Grantee: 7505 Green Chase Court, Tobaccoville, NC 27050**This instrument was prepared by: Jason Goins, Attorney-at-LawBrief description for the Index: **Lot 68 The Meadows, Sec 3**THIS DEED made this 11 day of May, 2022, by and between

GRANTOR	GRANTEE
RONALD J. ANDRADE	ROBERT J. CASTLE
And spouse,	And spouse,
NORMA J. ANDRADE	IRENE F. CASTLE
	Property Address: 7505 Green Chase Court Tobaccoville, NC 27050

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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

See Exhibit "A" attached hereto and incorporated herein by reference.

NC Bar Association Form No. 3 © 1976, Revised © 1/1/2010

Printed by Agreement with the NC Bar Association

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

All or a portion of the property herein conveyed _____ includes, or _____ does not include the primary residence of Grantor.

The property herein above described was acquired by Grantor by instrument recorded in Book **1816**, Page **175**.

A map showing the above described property is recorded in Plat Book **28**, Page **194**.

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:

Any easements, restrictions or rights of way of record.
2022 ad valorem taxes.

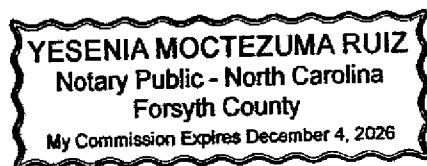
IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand the day and year first above written.

Ronald J. Andrade (SEAL)
Ronald J. Andrade

STATE OF Forsyth ^{yr} COUNTY OF Forsyth
North Carolina

I, the undersigned, a Notary Public of the state of NC and county of Forsyth, certify that **Ronald J. Andrade** personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and Notarial Seal this 11 day of may, 2022.

[NOTARY SEAL]



Yesenia M. Ruiz
 Print Name: Yesenia M. Ruiz

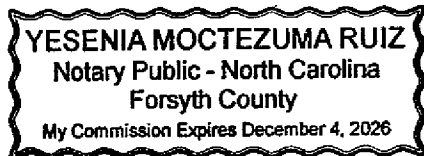
My Commission Expires:
12-04-2026

Norma J. Andrade (SEAL)
Norma J. Andrade

STATE OF NC COUNTY OF Forsyth

I, the undersigned, a Notary Public of the state of NC and county of Forsyth, certify that **Norma J. Andrade** personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and Notarial Seal this 11 day of May, 2022.

[NOTARY SEAL]



Yesenia M Ruiz
Print Name: Yesenia M Ruiz

My Commission Expires:
12-04-2026

EXHIBIT A

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

BEING all of Lot No. 68, as shown on a recorded plat of "THE MEADOWS, SECTION THREE", as developed by The Fortis Corporation. Said Map being drawn by Otis A. Jones Surveying Co., Inc., and recorded in Plat Book 28, page 194, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The above-described property is subject to the restrictive covenants as recorded in Deed Book 1414, Page 0012, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Property Address: 7505 Green Chase Court, Tobaccoville, NC 27050

Parcel number: 5981922555000