

2022025077 00154

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$150.00

PRESENTED & RECORDED
05/25/2022 02:42:51 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST
BK: RE 3697
PG: 1236 - 1238

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$ **150.00**

This property _____ is X is not the Grantor's
primary residence.

Tax Map No.

Parcel Identifier No. 6837.69.6668.000

Mail after recording to Grantee: 5014 Old Rural Hall Road, Winston Salem, NC 27105

This instrument was prepared by: Michael R. Bennett, Atty.

THIS DEED made this 25 day of May, 2022 by and between

GRANTOR

William H. Ramey and spouse, Mary Ann Ramey

GRANTEE

Freddy Alvarez

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

See attached Exhibit "A" incorporated herein by reference.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 1777, Page 3226, Forsyth County Registry.

submitted electronically by "Bennett & West, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

A map showing the above-described property is recorded in Plat Book *, Page *, and referenced within this instrument.

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:

Easements and restrictions of record, if any. 2022 ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

William H Ramey (Seal)
William H. Ramey

Mary Ann Ramey (Seal)
Mary Ann Ramey

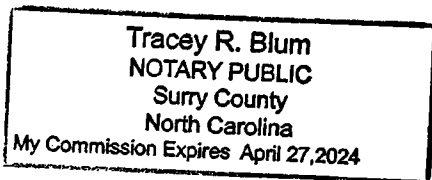
NORTH CAROLINA, STOKES COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: William H. Ramey, Mary Ann Ramey

Witness my hand and official seal this 25 day of May, 2022.

My Commission Expires: April 27, 2024 Tracey R. Blum
Notary Public

Print Notary Name: Tracey R. Blum



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Exhibit "A"

BEGINNING at an existing iron post, said iron post being in the westernmost right of way line of Old Rural Hall Road (NCSR #2207), said iron post marking the southeasternmost corner of Tax Lot 172, Block 1649, Forsyth County Tax Maps; from said point and place of Beginning North 87 degrees 46 minutes 11 seconds West 423.79 feet to an existing stake; thence North 87 degrees 33 minutes 05 seconds West 575.39 feet to an existing iron stake; thence North 12 degrees 44 minutes 35 seconds East 1.82 feet to an existing iron stake; thence North 02 degrees 08 minutes 03 seconds East 113.28 feet to an existing iron post; thence South 87 degrees 18 minutes 47 seconds East 931.58 feet to an existing iron post in the westernmost right of way line of Old Rural Hall Road (NCSR #2207); thence with said westernmost right of way line South 29 degrees 20 minutes East 128.91 feet to the point and place of Beginning. The same being all of that property conveyed to Grantor(s), predecessors in title, in Deed Book 1288, Page 1774 and Deed Book 1514, Page 836, Forsyth County Registry. Same also being described in an unrecorded survey by Joseph Edward Franklin, RLS, dated April 21, 1993 for William H. Ramey and being 2.5 acres, more or less and being known as Tax Lot 172, Block 1649, Forsyth County Tax Maps.