

**2022030076 00223**

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$130.00

PRESENTED & RECORDED

06-24-2022 04:04:49 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3703**PG: 927-929****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: **\$130.00**Parcel Identifier No.: **6837-87-8499.000**Mail/Box to: **112 N. Marshall Street, Winston-Salem, NC 27101**This instrument was prepared by: **Attorney Eric S. Ellison***Box 137*Brief description for the Index: **Lots 85 – 90, Map of OPPORTUNITY**THIS DEED made 23rd day of June, 2022 by and between

GRANTOR	GRANTEE
<p>Jerry L. Thomas by and through Attorney-in-Fact Crysanthia Elizabeth Thomas, and wife Jacqueline N. Thomas</p> <p><u>Mailing Address:</u> 1077 Teague Road Winston-Salem, NC 27105</p> <p>SUBJECT PROPERTY IS NOT THE GRANTOR'S PRIMARY RESIDENCE</p>	<p>Orfilia Aguilar Rodriguez</p> <p><u>Mailing Address:</u> 2291 Woodsong Lane Winston-Salem, NC 27106</p> <p><u>Property Address:</u> 1266 Opportunity Road Winston-Salem, NC 27105</p>

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 City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lots 85, 86, 87, 88, 89 and 90 as shown on the Map of OPPORTUNITY, which is recorded in Plat Book 12, Page 31 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which further reference is hereby made for a more particular description.

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.

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

Jerry L. Thomas by and through
aif Crysanthia Elizabeth Thomas (SEAL)
 Jerry L. Thomas by and through
 Attorney-in-Fact Crysanthia Elizabeth Thomas

Jacqueline N. Thomas (SEAL)
 Jacqueline N. Thomas

North Carolina)
)
 Forsyth County)

I Andrea S. Boulware do hereby certify that Crysanthia Elizabeth Thomas attorney-in-fact for Jerry Lee Thomas personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing and annexed instrument for and in behalf of Jerry Lee Thomas and that his authority to execute and acknowledged said instrument is contained in an instrument duly executed, acknowledged, and recorded at Book 1281 Page 3194 in the Office of Forsyth County Register of Deeds, Forsyth County, North Carolina, on December 18, 2018 and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney, that the said Crysanthia Elizabeth Thomas acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Jerry L. Thomas.

Witness my hand and official seal, this 23 day of June, 2022.

Andrea S. Boulware
 Signature of Officer

My Commission Expires: 2/15/2026

3703
P

not passed on

State of North Carolina)
)
County of Forsyth)

I, the undersigned, a Notary Public in and of said County and State aforesaid, do hereby certify that **Jacqueline N. Thomas** personally appeared before me and acknowledged the execution of the foregoing instrument for the purpose stated therein and, in the capacity indicated.

Witness my hand and Notarial stamp or seal this 23 day of June, 2022.

My Commission Expires: 2/15/2026

Notary Public: Andrea S. Boulware

