

2022039127 00184

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$70.00

PRESENTED & RECORDED
08/22/2022 03:39:16 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA M THOMPSON, DPTY
BK: RE 3713
PG: 3825 - 3827

MAIL AFTER RECORDING TO: Grantees @ 719 Forrest Lane, Creedmoor, NC 27522

THIS INSTRUMENT WAS PREPARED BY: MARK P. MOIR

Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

NO TITLE SEARCH REQUESTED OR PERFORMED

TAX STAMPS: \$70.00

NORTH CAROLINA)
)
FORSYTH COUNTY)

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 22nd day of August, 2022, by and between **Sam B. Davis, Jr.** and wife, **Norma Rodriguez Leal** of 1600 Normandy Lane, Winston-Salem, NC 27103, GRANTORS and **Stephanie Garcia** and **Antonio Noyola Melo**, GRANTEE.

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 Grantors, for a valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantees in fee simple, all that certain lot or parcel of land, situated in Forsyth County, North Carolina and more particularly described as follows:

See attached Exhibit "A" which is incorporated herein as if fully set forth.

The property do not X include the primary residence of the Grantor. (NC GS § 105-317.2)

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, restrictions, rights of way and declarations of record, if any, and 2022 ad valorem taxes to be prorated to the date of the deed.

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.

Sam B Davis, Jr. (SEAL)
Sam B. Davis, Jr.

Norma Rodriguez Leal (SEAL)
Norma Rodriguez Leal

STATE OF NORTH CAROLINA)
)
COUNTY OF *Forsyth*)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Sam B. Davis and Norma Rodriguez Leal, individually.

Witness my hand and official stamp or seal, this *22nd* day of *August*, 2022.

Mark P. Moir
Notary Public: *Mark P. Moir*
My commission expires: *7-31-25*

(SEAL)

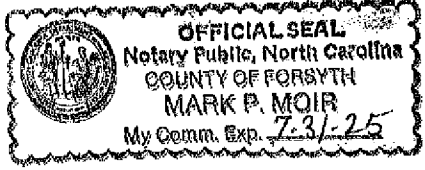


EXHIBIT "A"

**1008 E. 29th Street
Winston-Salem, NC 27106**

**BEING ALL OF LOT NO. 108 AS SHOWN ON MAP OF BROOKWOOD DEVELOPMENT RECORDED
IN PLAT BOOK 7, PAGE 43, IN THE PUBLIC REGISTRY OF FORSYTH COUNTY, NORTH
CAROLINA, REFERENCE TO WHICH IS HERBY MADE FOR A MORE PARTICULAR DESCRIPTION.**

**For Deed Reference, please see Deed Book3512, Page 2241, FCR.
PIN: 6837-67-2018**