

**2022042471 00076**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$320.00**

PRESENTED &amp; RECORDED

09/14/2022 12:31:53 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA M THOMPSON, DPTY

BK: RE 3717

PG: 3235 - 3236

**NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: \$ 320.00

Block 2292 Lot 8

PIN 6827-48-0247

Grantor Address: 1313 Bencini Place  
 High Point, NC 27260

Grantee's Address: 5001 Avington Ct.  
Waxhaw NC 28173

This instrument was prepared by: R. Brandt Deal -Box 9

Brief Description for the Index: Lots 8 &amp; 9 Blk 1 Washington Park Sec 1

This Deed made this 14<sup>th</sup> day of September, 2022, by and between**GRANTOR: VJR Homes LLC, a North Carolina limited liability company****GRANTEE: David James Grosso and wife, Isabella Lucia Grosso**

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:

**BEGINNING AT A STAKE ON THE EAST SIDE OF WASHINGTON DRIVE, SAID STAKE BEING 182.5 FEET NORTH OF THE NORTHEAST INTERSECTION OF WASHINGTON DRIVE AND OLD TOWN ROAD; THENCE EASTWARDLY ALONG THE NORTH LINE OF LOT 7 A DISTANCE OF 125 FEET TO A STAKE; THENCE NORTHWARDLY 50 FEET TO A STAKE, THE SOUTHEAST CORNER OF LOT 10; THENCE SOUTHWARDLY ALONG THE EAST LINE OF WASHINGTON DRIVE A DISTANCE OF 50 FEET TO THE PLACE OF BEGINNING AND BEING KNOWN AND DESIGNATED AS LOT 8 AND 9, BLOCK 1 OF WASHINGTON PARK, SECTION NO. 1 AS RECORDED IN PLAT BOOK 4 AT PAGE 185 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA AND BEING THE IDENTICAL PROPERTY DESCRIBED AS TRACT TWO IN DEED RECORDED IN BOOK 2041 AT PAGE 1532, FORSYTH COUNTY REGISTRY.**

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

Submitted electronically by "Hatfield, Mountcastle, Deal, VanZandt & Mann, LLP"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

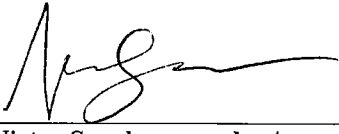
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, the 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:

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

IN WITNESS WHEREOF, the undersigned Limited Liability Grantor has caused this instrument to be signed in its company name by its duly authorized member/manager, and has adopted as its seal the word "SEAL" appearing at or beside its name and the signature the day and year first above written.

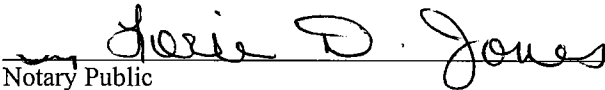
**VJR Homes LLC, a North Carolina limited liability company**

By:  (SEAL)  
**Victor Sanchez, member/manager**

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH:

I, Lorie D. Jones, A Notary Public of Forsyth County, State of North Carolina, certify that **Victor Sanchez** personally appeared before me this day and acknowledged that he is **member/manager of VJR Homes LLC, a North Carolina limited liability company**, and further acknowledged the due execution of the foregoing instrument on behalf of the company.

Witness my hand and official stamp or seal, this 14 day of September, 2022.

  
 Notary Public

(Notary Seal)

My Commission Expires: \_\_\_\_\_

