

2022051054 00210

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$110.00

PRESENTED & RECORDED
 11/14/2022 01:59:24 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3728
PG: 518 - 520

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ **110.00**Primary Residence of Grantor: **No**

Parcel Identifier No. 6827-83-2675.000 Verified by _____ County on the _____ day of _____, 20____
 By: _____

Mail To: Grantee

This instrument was prepared by: Randall L. Perry, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: _____

THIS DEED made this 14th day of November, 2022, by and between

GRANTOR	GRANTEE
DAVID LEE DOSS AND SPOUSE, TRACY COOKSEY DOSS 1645 FALCON ROAD EAST BEND, NC 27018	ADILENE B. GARCIA, UNMARRIED 4203 DELLWOOD DRIVE WINSTON-SALEM, NC 27105

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

SEE ATTACHED EXHIBIT "A"

This property was acquired by Grantor via instrument recorded in Book 1773, Page 1554.

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James Williams & Co., Inc.
www.JamesWilliams.com

submitted electronically by "The Law Offices of Randall L. Perry, PLLC"
 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, 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, other than the following exceptions:

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

David Lee Dooss (SEAL)
DAVID LEE DOSS

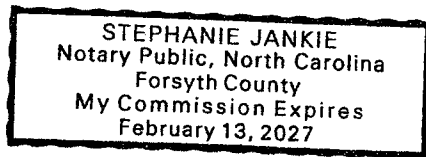
Tracy Cooksey Dooss (SEAL)
TRACY COOKSEY DOSS

State of North Carolina - County of Forsyth

I, Stephanie Jankie, the undersigned Notary Public, certify that DAVID LEE DOSS AND TRACY COOKSEY DOSS personally appeared before me this day, and I have seen satisfactory evidence of their identity, by a current state or federal identification with their photograph, acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and Notarial stamp or seal this 14th day of November, 2022.

(Stamp Below)



Stephanie Jankie
Notary Public (Signature)

Stephanie Jankie
Notary Public (Printed Name)

My Commission Expires: 2/13/2022

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Register of Deeds for _____ County

By: _____ Deputy/Assistant - Register of Deeds

EXHIBIT A

BEING KNOWN AND DESIGNATED as Lot Number 45 as shown on the Plat Map of Alspaugh as recorded in Plat Book 4, Page 111, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

**Property Address: 4203 Dellwood Drive
Winston-Salem, NC 27105**