

2022052883 00119

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$116.00

PRESENTED & RECORDED
11/29/2022 02:08:56 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3730
PG: 1441 - 1442

NORTH CAROLINA GENERAL WARRANTY DEED

EXCISE TAX: \$116

Mail after recording to: Grantee @ 15256 Marson St Panorama City CA 91402

This instrument prepared by: Voula Boutis, Esq. A LICENSED N.C. 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: LOT 1, VANTAGE VIEW

PARCEL #6846-05-2918.000

THIS DEED made this 3rd day of November, 2022, by and between

GRANTOR: DUSTIN WAYNE HARRIS AND WIFE, KAMI HARRIS

Mailing Address: 328 N 4440 E, Rigby, ID 83442

GRANTEE: JOSE A ROMERO

Property Address: 2531 Manchester St, Winston Salem, NC 83442

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:

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 being more particularly described as follows:

This is not the primary residence of the Grantor. (N.C.G.S. S105-317.2)

BEING KNOWN AND DESIGNATED as Lot 1 as set out upon Map of Vantage View, a plat of which is recorded in Plat Book 6 at Page 130 in the Office of the register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more full and complete description.

AND BEING ALL OF THE SAME PROPERTY CONVEYED TO LARRY D DIXON AND WIFE, TAMECKA DIXON FROM DELOIS R MONSANTO BY QUIT CLAIM DEED RECORDED IN BOOK 2001 PAGE 28 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY NORTH CAROLINA

Prior instrument reference: Book 3729 at Page 2069

A map showing the above described property is recorded in Plat 6 at Page 130

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 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 the Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

All easements, restrictions and rights of way of record, if any, and ad valorem taxes for the current and all subsequent years

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand and seal the day and year first above written.

[Handwritten signature of Dustin Wayne Harris]

DUSTIN WAYNE HARRIS

(SEAL)

[Handwritten signature of Kami Harris]

KAMI HARRIS

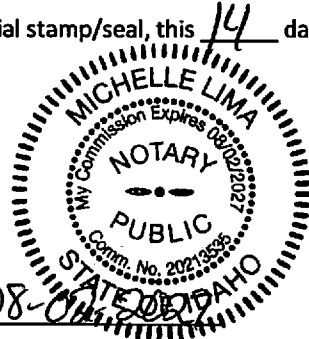
(SEAL)

STATE OF Idaho
COUNTY OF Jefferson

I, Michelle Lima a Notary Public of Jefferson County and State of aforesaid, certify that **DUSTIN WAYNE HARRIS AND KAMI HARRIS**, principal, personally appeared before me this day, and I have seen satisfactory evidence of the principal's identity, by current State or Federal identification with the principals photograph in the form of a state issued driver's license, and acknowledged to me that they voluntarily signed the foregoing document for the purpose therein and in the capacity indicated.

WITNESS my hand and official stamp/seal, this 14 day of November 2022.

[AFFIX STAMP/SEAL HERE]



[Handwritten signature of Michelle Lima]
Notary Public

My commission expires: 08-01-2027