

**2023000543 00118**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$468.00**PRESENTED & RECORDED  
01/06/2023 03:37:21 PM  
**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: CARLA B FLEMING, DPTY  
**BK: RE 3735**  
**PG: 3873 - 3874****NORTH CAROLINA GENERAL WARRANTY DEED****Excise Tax: \$468.00****Parcel Identifier No. 6825-05-4521.00 Verified by \_\_\_\_\_ County on the \_\_\_ day of \_\_\_\_\_, 2022**

By: \_\_\_\_\_

Mail/Box to: \_\_\_\_\_

This instrument was prepared by: *David T. Kasper, 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: **Lot 17 Gordon Manor Development, Section No. 2****THIS DEED made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by and between****GRANTOR****Garland E. McBride, Jr., Unmarried****Forwarding Address:  
37 Bedford Road  
Newport News, VA 23601****GRANTEE****Jeremy Santiago and wife  
Ashley Santiago****Property Address:  
256 Gordon Street  
Winston Salem, NC 27104**

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, parcel of land or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

***BEING KNOWN AND DESIGNATED as Lot No. 17 as shown on the Map of Gordon Manor Development, Section No. 2, as recorded in Plat Book 17, Page 118, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.***

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3027, Page 1683.

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

A map showing the above described property is recorded in Plat Book 17, page 118.

submitted electronically by "Kasper & Payne, P.A."  
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:

**Easements and Restrictions or record, if any, and current years Ad Valorem Taxes.**

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

\_\_\_\_\_  
 (Entity Name) Garland E. McBride, Jr. (SEAL)  
 By: \_\_\_\_\_ Print/Type Name: Garland E. McBride, Jr.  
 \_\_\_\_\_ (SEAL)  
 Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_  
 By: \_\_\_\_\_ (SEAL)  
 Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_  
 By: \_\_\_\_\_ (SEAL)  
 Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

State of Virginia - County of City of Newport News  
 I, the undersigned Notary Public of the County of City of Newport News and State aforesaid, certify that **GARLAND E. MCBRIDE, JR., Unmarried**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 22<sup>nd</sup> day of December, 2022.

My Commission Expires: 09-30-2023  
(Affix Seal)

Jacqueline Taccamo  
 Notary Public  
 Notary's Printed or Typed Name

