

2023004524 00185

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$390.00

PRESENTED & RECORDED

02/10/2023 04:48:50 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA M THOMPSON, DPTY

BK: RE 3740

PG: 1142 - 1145

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: **\$390**

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 6827-78-2510.000

Mail after recording to: GRANTEE: 4755 GERMANTOWN RD., WINSTON SALEM, NC 27105

This instrument was prepared by: ADELIA SCHIFFMAN LAW GROUP

THIS DEED made this 08 day of FEBRUARY, 2023 by and between

GRANTOR

CATALINA SANCHEZ GOMEZ and spouse, DANIEL VASQUEZ BLANCO

2807 N SHARON AMITY RD., CHARLOTTE, NC 28205

GRANTEE

JAMES WILSON, JR. and spouse, LENA WILSON

4755 GERMANTOWN RD., 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 and more particularly described as follows:

See "Exhibit A" attached hereto

Submitted electronically by "Adelia Schiffman Law Group, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3627, Page 2662, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book _____, Page _____, and referenced within this instrument.

The above described property ☒ does ☐ does not include the primary residence of the Grantor.

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:

ALL EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD, IF ANY, AND AD VALOREM TAXES FOR THE CURRENT YEAR.

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 officer(s), the day and year first above written.

Catalina Sanchez Gomez (SEAL)
CATALINA SANCHEZ GOMEZ

DANIEL VASQUEZ BLANCO (SEAL)
DANIEL VASQUEZ BLANCO

NORTH CAROLINA Lincoln COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: CATALINA SANCHEZ GOMEZ and spouse, DANIEL VASQUEZ BLANCO

Witness my hand and official stamp or seal, this the 10 day of Feb, 2023

My Commission Expires: 10/19/27

[Signature]
Notary Public

Print Notary Name: Allison K. Pickle

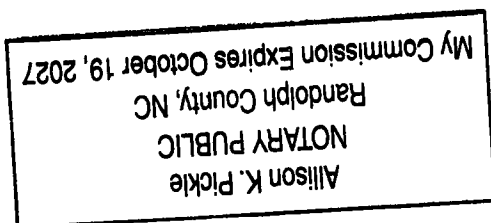


EXHIBIT "A"

BEGINNING AT AN IRON STAKE IN THE CENTER OF NORTH CAROLINA HIGHWAY NUMBER 9 (FORMERLY 109) NOW KNOWN AS THE NEW GERMANTON ROAD, AND RUNNING THENCE SOUTH 9 DEG. 22 MINS. WEST 100 FEET TO AN IRON STAKE IN THE MIDDLE OF SAID ROAD; THENCE SOUTH 88 DEG. 59 MINS. EAST 300 FEET TO AN IRON STAKE IN THE CENTER OF A BRANCH; THENCE NORTH ON THE EAST SIDE OF SAID BRANCH 104 FEET OF AN IRON STAKE; THENCE WEST CROSSING SAID BRANCH 328.7 FEET TO AN IRON STAKE IN THE CENTER OF THE HIGHWAY, POINT OF BEGINNING, CONTAINING 0.70 ACRES AND BEING A PORTION OF A TRACT OF LAND DEEDED TO C.C. FRY AND WIFE, BY SANFORD JESSUP AND WIFE, BY DEED DATED JULY 9, 1936, AND BEING THE SOUTH LOT FRONTING 100 FEET ON N.C. HIGHWAY NO. 8 (FORMERLY 109) AS SHOWN ON THE MAP COMPILED BY W.E. TUTTLE, SURVEYOR, SEE PLAT BOOK 13, PAGE 207, DEED BOOK 394, PAGE 136 AND DEED BOOK 580, PAGE 300, FORSYTH COUNTY REGISTRY.

Address: 4755 Germanton Road, Winston-Salem, NC 27105

