

2023005043 00083FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$140.00PRESENTED & RECORDED
02/16/2023 01:27:28 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3740
PG: 3865 - 3866**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$140.00

Parcel Identifier No. 6836-38-8067.000

Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail/Box to: Grantee at: 1745 Asbury Church Rd, Hamptonville, NC 27020

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

Brief description: Lot 23, Inverness Mills, PB 8, PG 141, Forsyth County, North Carolina

THIS DEED made this 3 day of February , 2023, by and between

GRANTOR	GRANTEE
FAISAL ASLAM, UNMARRIED	SHARON ALEXIA PEDRAZA ARIAS, unmarried
FORWARDING ADDRESS:	PROPERTY ADDRESS:
<u>2501 ATWOOD RD</u> <u>WINSTON SALEM, NC 27103</u>	<u>3023 IVY AVE</u> <u>WINSTON SALEM, NC 27105</u>
PROPERTY ADDRESS IS <u> X </u> IS NOT _____ GRANTOR'S PRIMARY RESIDENCE	

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:**Lot 23 of the corrected map of Inverness Mills found in Plat Book 8, Page 141, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description. Together with improvements located thereon; said property being located at 3023 Ivy Avenue, Winston Salem, North Carolina.**submitted electronically by "Heather Kiger Law 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: Subject to all easements, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2023 and subsequent years.

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

Faisal Aslam (SEAL)
FAISAL ASLAM

State of North Carolina - County of Forsyth

I, DAVID CUMMINGS, a Notary Public of Forsyth County, State of North Carolina, certify that **FAISAL ASLAM**, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 3 day of FEBRUARY, 2023.

(SEAL)

David Cummings NOTARY PUBLIC Forsyth County, NC My Commission Expires July 28, 2027
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David Cummings Notary Public
My Commission Expires: 07/28/2027