

2023006862 00087

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$630.00

PRESENTED & RECORDED
 03/03/2023 01:37:08 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3743
PG: 123 - 125

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$630.00

Parcel Identifier No.: 6808-68-1981.000

Mail after recording to: Grantee(s)

This instrument was prepared by: Stegall & Clifford, PLLC, 445 Dolley Madison Road, Suite 102, Greensboro, NC 27410

Brief Description from the Index: Lot 9, Moravian Village

THIS DEED made this 2nd day of March, 2023, by and between

GRANTOR	GRANTEE
WestCar Properties, LLC, a North Carolina Limited Liability Company	Juan Carlos Garduno Gomez, an unmarried person, and Shantel Felice Adams, an unmarried person, as joint tenants with right of survivorship
Mailing Address: 2544 Harvel School Road Yadkinville, NC 27055	Property Address: 2305 Innsbruck Ln, Pfafftown, NC 27040
	Mailing Address: 4202 Rosa Street 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 __, City of Pfafftown, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

Is the property the primary residence of the Grantors? **No**

The property herein described was acquired by Grantor by instrument recorded in Book 3723, Page 712, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 23, Page 112, and referenced within this

Submitted electronically by "Stegall & Clifford, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

instrument.

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:

Easements, rights-of-way, and restrictions of record or visible upon the described property, and to ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

WestCar Properties, LLC, a North Carolina Limited Liability Company

By: Jeremy Chase Melton
Jeremy Chase Melton, Owner

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

I, Kermit Robinson, certify that Jeremy Chase Melton, Owner of WestCar Properties, LLC personally came before me this day and acknowledged that he/she is Owner of WestCar Properties, LLC, a Limited Liability Company, and that he/she, as Owner, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 2nd day of March, 2023.

Kermit Robinson

Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 12/11/26

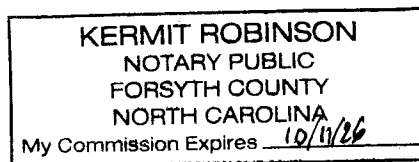


Exhibit "A"

Being Known and Designated as Lot 9 as shown on Map of Property of Moravian Village as recorded in Plat Book 23, Page 112 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Parcel ID # 6808-68-1981.000

Property Address: 2305 Innsbruck Ln, Pfafftown, NC 27040