

2023012428 00069FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$150.00

PRESENTED & RECORDED

04/18/2023 12:51:05 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA BOOE, DPTY

BK: RE 3749

PG: 2717 - 2718

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$150.00

Parcel Identifier No.: 6834-42-5329.00

Mail/Box to: Kasper & Payne, PA, 3626 Clemmons Road, Clemmons, NC 27012

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 71, South Terrace

THIS DEED made this 14th day of April, 20 23, by and between:

GRANTOR	GRANTEE
Carlene W. Ramsey, an unmarried person	Project Castillo Inc.
Forwarding address: 3666 Community Church Road Pfafftown, NC 27040	Buyer mailing address: 937 Haynes Rd. Summerfield, NC 27358

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. 71, as shown on the Map of South Terrace, which Map is recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Plat Book 3, Page 88, , to which reference is hereby made for a more particular description.

The property herein conveyed includes the primary residence of a Grantor.

For back title see Deed Book _____, Page _____, Forsyth County Registry.

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, restrictions of record, 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.

Carlene W. Ramsey
Carlene W. Ramsey

State of NC
County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that **Carlene W. Ramsey** 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 14th day of April, 2023.

Katelyn Nagy
Katelyn Nagy, Notary Public
My Commission Expires: 12/19/2027

(Affix Seal)

