

2023021251 00062

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$70.00

PRESENTED & RECORDED
06/23/2023 11:32:05 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST
BK: RE 3760
PG: 1624 - 1626

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$70.00

Parcel Identifier No. 6834-75 9454 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: LAW OFFICE OF RICHARD R. FOUST, 204 Muirs Chapel Road Ste.102, Greensboro, NC 27410

This instrument was prepared by: LAW OFFICE OF RICHARD R. FOUST, 204 Muirs Chapel Road Ste.102, Greensboro, NC

Brief description for the Index: _____

THIS DEED made this 22nd day of June, 2023, by and between

GRANTOR	GRANTEE
JAMES H. MCHARGUE, widower 2414 DACIAN STREET WINSTON-SALEM, NC 27107	JOSE ESQUIVEL-RAMIREZ 2414 DACIAN STREET WINSTON-SALEM, NC 27107

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 the City of _____, _____ Township, FORSYTH County, North Carolina and more particularly described as follows:
SEE ATTACHED

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____.

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

A map showing the above described property is recorded in Plat Book _____ page _____.

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:

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

 (Entity Name) James H. Mchargue (SEAL)
 Print/Type Name: JAMES H. MCHARGUE

By: _____
 Print/Type Name & Title: _____ (SEAL)
 Print/Type Name: _____

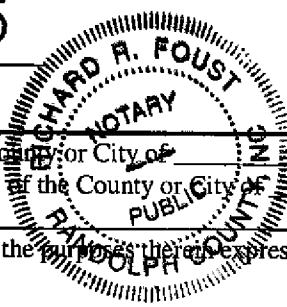
By: _____
 Print/Type Name & Title: _____ (SEAL)
 Print/Type Name: _____

By: _____
 Print/Type Name & Title: _____ (SEAL)
 Print/Type Name: _____

State of North Carolina - County or City of FORSYTH
 I, the undersigned Notary Public of the County or City of FORSYTH and State aforesaid, certify that
JAMES H. MCHARGUE 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 22nd day of
June, 2023.

My Commission Expires: 8/12/2025
 (Affix Seal)

Richard R Foust
Richard R Foust Notary Public
 Notary's Printed or Typed Name



State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that
 _____ 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 _____ day of
 _____, 20____.

My Commission Expires: _____
 (Affix Seal)

 Notary Public
 Notary's Printed or Typed Name

State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that
 _____ personally came before me this day and acknowledged that
 _____ he is the _____ of _____, a North Carolina or
 _____ corporation/limited liability company/general partnership/limited partnership (strike through the
 inapplicable), and that by authority duly given and as the act of such entity, _____ he signed the foregoing instrument in its name on its
 behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
 (Affix Seal)

 Notary Public
 Notary's Printed or Typed Name

EXHIBIT "A"

Lying and being in the City of Winston-Salem, Forsyth County, North Carolina, and BEGINNING at an iron stake in the west line of Dacian Street 100 feet northeastwardly from the northwest intersection of Goldfloss and Dacian Streets, said iron stake being the north corner of Lot Number 102, Block 765, Forsyth County Tax Map; run thence with the north line of Lot Number 102 North 77 degrees West 100 feet to an iron stake in the east line of Lot 22; 50 feet to an iron stake in the south line of a 15 foot alley; thence with south line of said alley South 77 degrees 30 minutes East 100 feet to line of Dacian Street South 12 degrees 30 minutes West 50 feet to the place of BEGINNING. Being known and designated as the north portion of Lots Numbers 23 and 24, Block 6 on the Map of Wachovia Development Company, recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Plat Book 8 at Page 81.

Being the same and identical property as described in Book 1674, Page 3351, Forsyth County Registry.

Forsyth County Tax Map, Lot 103, Block 765, or 2414 Dacian Street.