

2023022323 00162

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$45.00

PRESENTED & RECORDED

06/30/2023 02:34:36 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3761

PG: 3376 - 3377

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$45.00

Parcel Identifier Number: 6836-82-8987 Tax ID or Block & Lot: BLOCK 1220 LOT 030

Mail/Box to: Grantee at 233 Polo Road, Winston-Salem, NC 27105

This instrument prepared by: The Elam Law Firm, PLLC, 351 N Peace Haven Road, Winston Salem, NC 27104

Brief description for the Index: Lot 30 of Overbrook

THIS DEED made this June 30, 2023 by and between

GRANTOR	GRANTEE
Richard M. Miller, widower	Minoska Aparicio, never married
Grantor Address: 704 N Trade Street Winston Salem, NC 27101	Buyer Address: 233 Polo Road Winston-Salem, NC 27105
	Property Address: 1810 E 17th 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 or near the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

am 6-30-23

BEING KNOWN AND designated as Lot Number 30 on the plat of the property known as Overbrook, as recorded in the Register of Deeds of Forsyth County, North Carolina in Plat Book 1, Page 5-A, the exact description of said lot as shown on the Forsyth County Map governs and also the measurements therein contained. Also being known and designated as Block 1220, Lot 30, Forsyth County Tax Maps.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1809, Page 621.

A map showing the above described property is recorded in Plat Book 1, Page 5(A).

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: 2023 ad valorem taxes

 / THIS PROPERTY DOES ~~X~~ DOES NOT INCLUDE THE PRIMARY RESIDENCE OF A GRANTOR.

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 officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

[Signature]
Richard M. Miller (SEAL)

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, the undersigned Notary Public of the aforesaid State and Forsyth County, do hereby certify that Richard M. Miller personally appeared before me this date and acknowledged the execution of the foregoing instrument for the purposes therein expressed. Witness my hand and notarial seal this the 30 day of June, 2023.

My Commission Expires: 10/3/27

[Signature]
Brian H. Elam, Notary Public

