

2023024701 00125

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$379.00

PRESENTED & RECORDED
 07/21/2023 02:08:06 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST
BK: RE 3764
PG: 2137 - 2138

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$379.00

Parcel No. 6837-05-8380

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

By: _____

Mail/Box to: Grantee at: 4151 Alspaugh Circle Winston Salem, NC 27105

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 144, Northhills Valley, Plat Book 25, Page 30 Forsyth County, North Carolina.

THIS DEED made this 20 day of JULY 2023, by and between

GRANTOR	GRANTEE
<p>MAG Properties of the Carolinas, LLC a North Carolina Limited Liability Company</p> <p>FORWARDING ADDRESS:</p> <p><u>641 Akron Drive</u> <u>Winston Salem, NC 27105</u></p> <p>PROPERTY ADDRESS IS _____ IS NOT <input checked="" type="checkbox"/> GRANTOR'S PRIMARY RESIDENCE</p>	<p>Maria Lorena Serrano de Cabrera, Unmarried</p> <p>PROPERTY ADDRESS:</p> <p><u>4151 Alspaugh Circle</u> <u>Winston Salem, NC 27105</u></p>

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:

BEING KNOWN AND DESIGNATED AS Lot No. 144 as shown on the plat of NORTHILLS VALLEY, SECTION2, as recorded in Plat Book 25, Page 30, Forsyth County Registry, reference to which plat is hereby made for a more particular description.

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.

MAG Properties of the Carolinas, LLC

BY Mark Anthony Godfrey (SEAL)
Mark Anthony Godfrey, Manager

**NORTH CAROLINA
FORSYTH COUNTY**

I, the undersigned Notary Public, do hereby certify that MARK ANTHONY GODFREY personally appeared before me this day and acknowledged that he is (Member/Manager) of MAG Properties of the Carolinas, LLC, a limited liability company, and further acknowledged the due execution of the foregoing instrument on behalf of the limited liability company.

WITNESS my hand and notarial seal this 20 day of July, 2023

David Cummings
Notary Public

My commission expires:
07/28/2027

David Cummings
NOTARY PUBLIC
Forsyth County, NC
My Commission Expires July 28, 2027