

2023024854 00023

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$40.00

PRESENTED & RECORDED
 07/24/2023 09:31:30 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3764
PG: 3030 - 3032

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$40.00

Tax Parcel Identification Number: 6837-04-0972.000

This instrument was prepared by: Philip E. Searcy, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Return to: Craige Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103

Mail Tax Bill to Grantee: 1533 Squires Lane, Kernersville, NC 27284

Property Address: 227 Alspaugh Street, Winston Salem, NC 27105

Brief description for the Index: Lot 1, Exclusion Plat for Grace Sheets,

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

GRANTOR

Grace Virginia Sheets, single

5538 Gyddie Drive
 Winston Salem, NC 27105

GRANTEE

Liliana Lopez Martinez, married

1533 Squires Lane
 Kernersville, NC 27284

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 the County of Forsyth, State of North Carolina and more particularly described as follows:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.

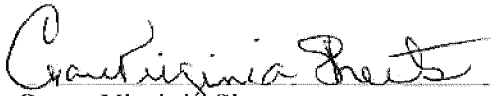
For back title reference see Deed Book 3002 at Page 2729, Forsyth County Registry.

THIS IS _____ OR IS NOT X THE GRANTOR'S PRIMARY RESIDENCE

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 easements and restrictions of record, if any; and 2023 property taxes.

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

 (SEAL)
Grace Virginia Sheets

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, Karen H. Perdue, a Notary Public of the County of Guilford and State of North Carolina, certify that Grace Virginia Sheets, either being personally known to me or proven by satisfactory evidence (said evidence being a valid Drivers' License), personally appeared before me this day and acknowledged that voluntarily executed the foregoing instrument for the purposes stated therein.

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



Notary Public
Printed Name: Karen H. Perdue
My Commission Expires: 12/5/2027



EXHIBIT "A"
PROPERTY DESCRIPTION

BEING KNOWN AND DESIGNATED as Lot 1 as shown on the Map of Exclusion Plat for Grace Sheets as recorded in Plat Book 58, Page 175 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.