

**2023025563 00044**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX  
**\$900.00**

PRESENTED & RECORDED  
07/28/2023 10:45:15 AM

**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE, ASST

**BK: RE 3765**

**PG: 2493 - 2495**

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: **\$900.00**

Parcel Identifier No. **5892-08-3354.000**

Mail after recording to: Grantee at address shown below

This instrument was prepared by: CLINT CALAWAY, 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

ADDRESS: 380 KNOLLWOOD STREET, SUITE G, WINSTON-SALEM, NC 27103

THIS DEED made this 26th day of July, 2023 by and between

**GRANTOR**

**RITA B. HALES AND HUSBAND, PHILIP A. HALES  
508 GOLDFLOWER DRIVE, DURHAM, NC 27713**

**GRANTEE**

**LIEM THANH NGUYEN AND NGOC HIEN THI NGUYEN  
2865 GRAY MOSS DRIVE, CLEMMONS, NC 27012**

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 and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF FULLY SET FORTH.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3149, Page 1316, Forsyth County Registry.

The above described property  does  does not include the primary residence of the Grantor.

Submitted electronically by "Law Office of Clint Calaway"  
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 except for the exceptions hereinafter stated.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on the day and year first above written.

*Rita B. Hales*  
\_\_\_\_\_(SEAL)

RITA B. HALES

*Philip A. Hales*  
\_\_\_\_\_(SEAL)

PHILIP A. HALES

STATE OF NORTH CAROLINA – FORSYTH COUNTY

I certify that the following persons personally appeared before me this day, acknowledging to me that they signed the foregoing document: **RITA B. HALES AND HUSBAND, PHILIP A. HALES.** Witness my hand and official stamp or seal, this 26 day of July, 2023.

My Commission Expires: 4/30/28

\_\_\_\_\_  
Notary Public

Print Notary Name: *Clinton Calaway*

CLINTON CALAWAY  
NOTARY PUBLIC  
Forsyth County  
North Carolina  
My Commission Expires April 30, 2028

**EXHIBIT "A"**

**BEING KNOWN AND DESIGNATED as Lot 33, as shown on a recorded plat entitled " DOUBLEGATE, SECTION 2", as developed by The New Fortis Corporation, said plat being recorded in Plat Book 38, Page 12, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.**