

2023031252 00077

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$780.00

PRESENTED & RECORDED
09/12/2023 12:21:50 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3772
PG: 2297 - 2299

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: **\$780.00**

Parcel Identifier No. **6875-52-9798.000**

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 12 day of September, 2023 by and between

GRANTOR

**WILLIAM HAMPTON DAVIS (WIDOWER)
1817 SALEM BLUFF DRIVE, WINSTON-SALEM, NC 27127**

GRANTEE

**STEPHEN BERNARD WILLIAMS AND WIFE, ROCIO SANCHEZ WILLIAMS
900 REYNOLDS PRICE DRIVE, 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 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 3385, Page 3345, 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.

William Hampton Davis (SEAL)
WILLIAM HAMPTON DAVIS

_____ (SEAL)

STATE OF NORTH CAROLINA – FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document: **WILLIAM HAMPTON DAVIS (WIDOWER)**. Witness my hand and official stamp or seal, this 12 day of September, 2023.

My Commission Expires: 4/30/28

Clinton Calaway
Notary Public
Print Notary Name: Clinton Calaway

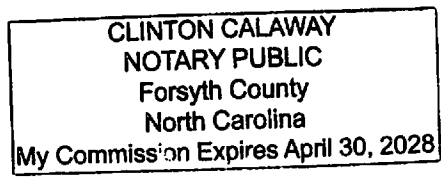


EXHIBIT "A"

BEING KNOWN AND DESIGNATED as Lot Number 90 as shown on the map of THE AUTHORS, SECTION TWO, as recorded in Plat Book 38, Page 55 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description SAVE AND EXCEPT that property conveyed to The Department of Transportation by Deed for Highway Right of Way recorded in Book 2983, Page 3019, Forsyth County Registry.