

**2023034537 00070**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$50.00**

PRESENTED & RECORDED

10/09/2023 01:56:40 PM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

**BK: RE 3776**

**PG: 2099 - 2101**

## NORTH CAROLINA GENERAL WARRANTY DEED

**This instrument was prepared by Merritt Law, PLLC, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceedings.**

**Excise Tax: \$50.00**

Parcel ID No. 6836-46-4332.000

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Mail/Box to: GRANTEE

This instrument was prepared by: Merritt Law, PLLC; 1610 Dale Earnhardt Blvd., Kannapolis, NC 28083

Brief description for the Index:

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THIS DEED, made this the 4<sup>TH</sup> day of October, 2023 by and between

**GRANTOR:** SID CATHEY JORDAN THOMPSON, unmarried (herein referred to as **Grantor**) whose mailing address is: 4260 Brownsboro Road, Apartment E59, Winston Salem, NC 27105

**GRANTEE:** JUAN BELLO SANTOS, married (herein referred to as **Grantee**) whose mailing address is: 585 Pop Stirewalt Road, Salisbury, NC 28146

### WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in Forsyth County, North Carolina and more particularly described as follows:

**SEE ATTACHED EXHIBIT "A"**

**Property Address: 2717 Stokes Avenue, Winston Salem, NC 27105**

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book RE 3744, Page 1641.

A map showing the above-described property is recorded in Map Book 3, Page 25.

Submitted electronically by "Merritt 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 unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

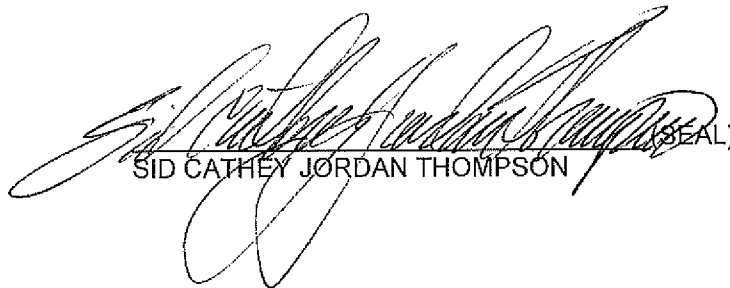
And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

This conveyance is made subject to the following Exceptions and Reservations:

- 1) All easements, restrictions and rights of way of record
- 2) Those matters that a current survey would disclose
- 3) Ad valorem taxes for 2023 and subsequent years

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

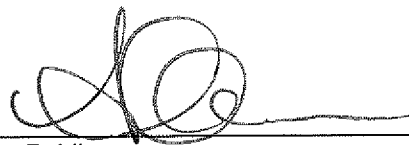
IN WITNESS WHEREOF, Grantor has executed this instrument as of the day and year first above written.

  
 \_\_\_\_\_ (SEAL)  
 SID CATHEY JORDAN THOMPSON

**STATE OF NORTH CAROLINA  
COUNTY OF CABARRUS**

I, **Samara Chak**, a Notary Public of the State of North Carolina, County of Cabarrus, do hereby certify that **SID CATHEY JORDAN THOMPSON** appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

This the 4<sup>th</sup> day of OCTOBER, 2023.

  
 \_\_\_\_\_

Notary Public

My commission expires: **05/26/2026**

(SEAL)

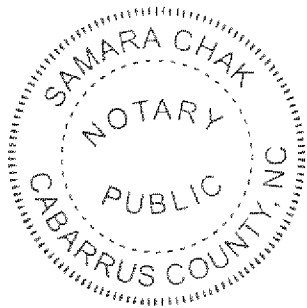


EXHIBIT "A"

BEING Lot No. 6, Block 17 as shown on Map of Bon Air recorded in Plat Book 3, Page 25 in the Office of the Register of Deeds for Forsyth County, NC, reference to which is hereby made for a more complete description.

\*\*Chain of title: Said property having been previously conveyed to Roy Jordan and wife, Ophelia C. Jordan in Book 1037, Page 125. Roy Jordan died in 1987, leaving his interest in said property to his wife, Ophelia C. Jordan. Ophelia C. Jordan died in 1994, leaving her interest in said property to her daughter, Wyvonne Jordan. Wyvonne Jordan died in 2020, leaving her interest in said property to her children, Sid Thompson, Philemon Thompson and Artanzia Thompson. Philemon Thompson and Artanzia Thompson have previously deeded their interest to Sid Thompson.\*\*