

2023034689 00107

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$80.00

PRESENTED & RECORDED
 10/10/2023 03:02:43 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3776

PG: 2860 - 2862

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$80.00

Parcel Identifier No.: 6834-84-4991.00

Mail/Box to: Yeraldi Godinez Castro, 741 Brookline Street, Winston Salem, NC 27107

This instrument was prepared by: David T. Kasper, 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 proceeds.

Brief description for the index: Lot 25, Wachovia Development, Block 8

THIS DEED made this 10 day of October, 20 23, by and between:

GRANTOR	GRANTEE
Kelly Stafford Crews Larrimore and husband Jonathan C. Larrimore	Yeraldi Godinez Castro
Forwarding address: 1356 Spring Hill Circle Kernersville, NC 27284	Buyer mailing address: 741 Brookline Street Winston Salem, NC 27107

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, parcel of land or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

See the attached "Exhibit A" which is incorporated herein by reference.

No portion of the property herein conveyed includes the Grantor's primary residence.

For back title see Deed Book 2983, Page 118, Forsyth County Registry.

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.

Submitted electronically by "Kasper & Payne, P.A."
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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: Easements, restrictions of record, 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.

Kelly Stafford Crews Larrimore
Kelly Stafford Crews Larrimore

Jonathan C. Larrimore
Jonathan C. Larrimore

STATE OF NC

COUNTY OF Forsyth

I, Melanie J. Snow, a Notary Public, do hereby certify that Kelly Stafford Crews Larrimore and husband Jonathan C. Larrimore personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and (where an official seal is required by law) official seal.

This the 10 day of October, 2023.

Melanie J. Snow
Printed Name: Melanie J. Snow

My Commission Expires: 11/21/2027

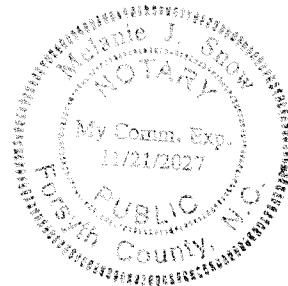


EXHIBIT A

BEING KNOWN AND DESIGNATED as Lot Number 25 in Block 8 as shown on the Map of Wachoiva Development, recorded in Plat Book 8, Page 81, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.