

2023037876 00132

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$120.00

PRESENTED & RECORDED
11/06/2023 03:59:59 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3780
PG: 2452 - 2453

Submitted electronically by "Bynum Law Firm"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: **\$120**

Parcel Identifier No. 6836-92-9526.000

Mail after recording to: Bynum Law Firm, PLLC (Pick-Up)

This instrument was prepared by: Christie Bynum, Attorney at Law

THIS DEED made this 6, day of Nov., 2023 by and between

GRANTOR

OMAR HIDAIS, unmarried

GRANTEE

**FAFA PROPERTIES, INC,
a North Carolina Corporation**

**PO BOX 36558
GREENSBORO NC 27416**

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

Being all of Lots 33 and 34 on Map of Dellabrook, recorded in the Office of the Register of Deeds in Plat Book 7, Page 108 and further displayed on the map of property of Mrs. Sudie Byerly Strafford, recorded in the Office of the Register of Deeds in Plat Book 13, Page 5 as Lots 33 and 34 of Dellabrook Development, and reference to said maps is hereby made for a full and complete description.

**Property Address: 1475 Addison Ave
Winston-Salem, NC 27105**

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3697, Page 813 Forsyth County Registry.

A map showing the above-described property is recorded in Plat Book 13, Page 5 and referenced within this instrument.

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

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.

Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

[Signature] (SEAL)
OMAR HIDAIS

NORTH CAROLINA

COUNTY OF Guilford

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Omar Hidais.

Witness my hand and official stamp or seal, this the 6 day of Nov., 2023.

My Commission Expires: 1/25/2027

[Signature]
Notary Public

Print Notary Name: Christie Bynum Graves

