

**2023038746 00067**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$232.00**PRESENTED & RECORDED  
11/14/2023 11:31:52 AM**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: ANGELA BOOE, DPTY**BK: RE 3781****PG: 2159 - 2161****GENERAL WARRANTY DEED**Excise Tax: **232.00**  
Tax Parcel ID No. **6837-14-4178.000** Verified by \_\_\_\_\_ County  
on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ By: \_\_\_\_\_Mail/Box to: **Grantee**This instrument was prepared by: **Thomas G. Jacobs, 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:

THIS DEED, made this the **14th** day of **November**, 20**23**, by and between**GRANTOR:****Mary F. Fowler, unmarried**

whose mailing address is \_\_\_\_\_

(herein referred to collectively as **Grantor**) and**GRANTEE: Miguel Sanchez and spouse, Eva Martin**whose mailing address is **4735 Warren Road, Pfafftown, NC 27040**(herein referred to collectively as **Grantee**) and*[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]*

## 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 the County of Forsyth, State of North Carolina, more particularly described as follows:

**See attached Exhibit A**Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 1823 Page 2731, and being reflected on plat(s) recorded in Map/Plat Book 7, page/slide 29.All or a portion of the property herein conveyed x includes or \_\_\_\_\_ does not include the primary residence of a Grantor.

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.

submitted electronically by "Law Office of Thomas G. Jacobs"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

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, the Grantor has duly executed the foregoing as of the day and year first above written.

By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_ Mary F. Fowler (SEAL)

By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_ (SEAL)

By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_ (SEAL)

By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_ (SEAL)

State of NC  
County of Forsyth

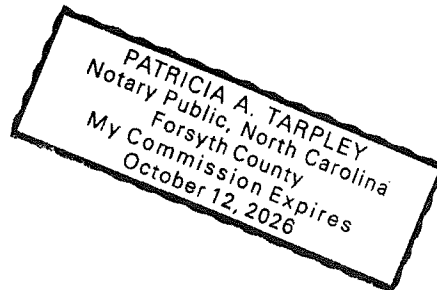
(Official/Notarial Seal)

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:

Mary F. Fowler  
\_\_\_\_\_ [insert name(s) of principal(s)].

Date: 11-14-23

Patricia A. Tarpley  
PATRICIA A. TARPLEY Notary Public  
Notary's Printed or Typed Name



My Commission Expires:  
10-12-26

State of \_\_\_\_\_  
County of \_\_\_\_\_

(Official/Notarial Seal)

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:

\_\_\_\_\_ [insert name(s) of principal(s)].

Date: \_\_\_\_\_  
\_\_\_\_\_ Notary Public  
Notary's Printed or Typed Name

My Commission Expires:  
\_\_\_\_\_

**Exhibit A**

BEING KNOWN AND DESIGNATED as Lot Number 27 as shown on the Plat entitled FOREST HILLS SECTION NO. 2, as recorded in Plat Book 7 at Page 29 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 311 Forest Hill Avenue, Winston-Salem, NC 27105