

**2023040857 00110**

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

PRESENTED & RECORDED  
 12/01/2023 12:56:32 PM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: ANGELA BOOE, DPTY  
**BK: RE 3784**  
**PG: 150 - 152**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$80.00

Parcel No. 6834-34-7279.000

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_

Mail/Box to: Grantee at: 121 Fernworth Court Clemmons, NC 27012

**This instrument was prepared by Heather J. Kiger, 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.**

Brief description: Metes and Bounds, Forsyth County, North Carolina.

THIS DEED made this 1st day of December 2023, by and between

GRANTOR	GRANTEE
<p><b>Leeann Marie Coe, divorced</b></p> <p>FORWARDING ADDRESS:  <b>PO BOX 21025</b>  <b>Winston Salem, NC 27120</b></p> <p>PROPERTY ADDRESS IS _____ IS NOT <input checked="" type="checkbox"/>                      GRANTOR'S PRIMARY RESIDENCE</p>	<p><b>Miguel Angel Flores Sanchez, single</b></p> <p>PROPERTY ADDRESS:  <u><b>121 Fernworth Court</b></u>  <u><b>Clemmons, NC 27012</b></u></p>

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

See attached Exhibit "A"

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 "Heather Kiger 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.

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: Subject to all easements, restrictions and rights-of-way of record, if any, 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.

Leeann Marie Coe (SEAL)  
**Leeann Marie Coe**

**NORTH CAROLINA  
FORSYTH COUNTY**

I, Heather J. Kiger, a Notary Public of the County and State aforesaid mentioned, certify that **Leeann Marie Coe** personally appeared before me on this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 1 day of December 2023.

Heather J. Kiger Notary Public  
My Commission Expires: 9/20/2025

SEAL

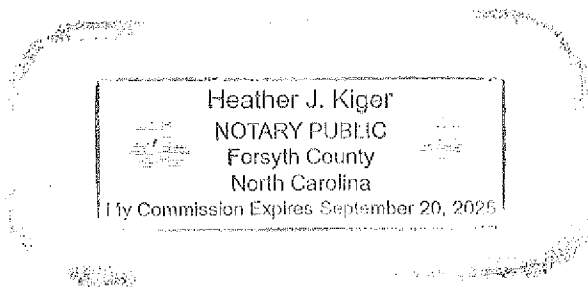


Exhibit "A"

Located on the west side of Main Street and fronting on said Main Street 50 feet and of that width extending west 140 feet to an alley; thence running with said alley 50 feet to a corner; thence running east 150 feet to said Main Street and east and west side of Lot being parallel with Main Street, said lot designated as Lot 278 on map of said land known as Central Terrace, said map recorded in Book 108 Page 557 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.