

**2023041470 00092**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$1460.00**

PRESENTED &amp; RECORDED

12/07/2023 03:19:56 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3784

PG: 3573 - 3576

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,460.00

Tax Parcel Identification Number: 5866-32-3463.000

This instrument was prepared by: Henry D. Niblock, Jr., a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Return to: Craige Jenkins Liipfert &amp; Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103

Mail Tax Bill to Grantee: 829 Dalton Road, Lewisville, NC 27023

Property Address: 829 Dalton Road, Lewisville, NC 27023

Brief description for the Index: Lots 1 &amp; 2, Dalton Estates

THIS DEED made this 1<sup>st</sup> day of December, 2023 by and between

## GRANTOR

Oscar Ramjeet and spouse,  
 Frederica Ramjeet

468 Mill Road  
 Coram, NY 11727

## GRANTEE

John Donald Zangari and spouse,  
 Carole Zangari

829 Dalton Road  
 Lewisville, NC 27023

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

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.


For back title reference see Deed Book 3679 at Page 734, Forsyth County Registry.

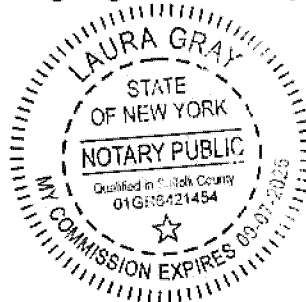
THIS IS   X   OR IS NOT        THE GRANTOR'S PRIMARY RESIDENCE

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, other than the following exceptions: subject to easements and restrictions of record, if any; and 2023 property taxes.

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

 (SEAL)  
Oscar Ramjeet




STATE OF NEW YORK

COUNTY OF Suffolk

I, Laura Gray, a Notary Public of the County of Suffolk and State of New York, certify that Oscar Ramjeet, either being personally known to me or proven by satisfactory evidence (said evidence being a valid Drivers' License), personally appeared before me this day and acknowledged that voluntarily executed the foregoing instrument for the purposes stated therein.

WITNESS my hand and notarial seal, this 4 day of December, 2023.

  
Notary Public  
Printed Name: Laura Gray  
My Commission Expires: 9/7/25

For back title reference see Deed Book 3679 at Page 734, Forsyth County Registry.

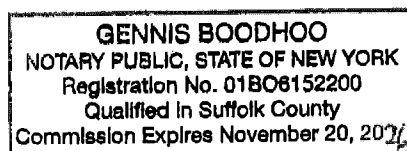
THIS IS   X   OR IS NOT        THE GRANTOR'S PRIMARY RESIDENCE

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, other than the following exceptions: subject to easements and restrictions of record, if any; and 2023 property taxes.

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

Frederica Ramjeet (SEAL)  
Frederica Ramjeet



G Boodhoo

STATE OF NEW YORK

COUNTY OF SUFFOLK

I, Gennis Boodhoo, a Notary Public of the County of SUFFOLK and State of New York, certify that Frederica Ramjeet, either being personally known to me or proven by satisfactory evidence (said evidence being a valid Drivers' License), personally appeared before me this day and acknowledged that voluntarily executed the foregoing instrument for the purposes stated therein.

WITNESS my hand and notarial seal, this 5<sup>th</sup> day of December, 2023.

G Boodhoo  
Notary Public  
Printed Name: Gennis Boodhoo  
My Commission Expires: November 20, 2026

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**

**BEING** all of Lots 1 and 2 as shown on the map of Dalton Estates as recorded in Plat Book 52 at Page 109 in the Office of the register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.