

2023043896 00145

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$413.00

PRESENTED & RECORDED
12/29/2023 03:49:33 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3787
PG: 2944 - 2946

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$413.00

Tax Parcel Identification Number: 6828-70-1344.000

This instrument was prepared by: T. Lawson Newton, 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 & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103

Mail Tax Bill to Grantee: 4948 Germanton Road, Winston-Salem, NC 27105

Property Address: 4948 Germanton Road, Winston-Salem, NC 27105

Brief description for the Index: Tract, Germanton Road

THIS DEED made this 27th day of December, 2023 by and between

GRANTOR

**Joel M. Gonzalez and spouse,
Maria D. Acuna**

6612 Spanish Oak Trail
Rural Hall, NC 27045

GRANTEE

Rhonda Shepherd

4948 Germanton Road
Winston-Salem, NC 27105

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.

submitted electronically by "Craige Jenkins Liipfert & walker LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

For back title reference see Deed Book 3679 at Page 2399, and Book3679 at Page 3267, Forsyth County Registry.

THIS IS _____ 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.

Joel M Gonzalez (SEAL) Maria D Acuna (SEAL)
Joel M. Gonzalez Maria D. Acuna

STATE OF NORTH CAROLINA

COUNTY OF Forsyth

I, Carla M Dry, a Notary Public of the County of Davidson and State of North Carolina, certify that **Joel M. Gonzalez** and spouse, **Maria D. Acuna**, 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 27th day of December, 2023.

Carla M Dry
Notary Public
Printed Name: Carla M Dry
My Commission Expires: March 12, 2028

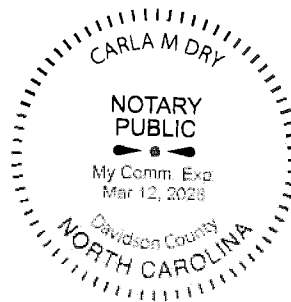


EXHIBIT "A"
PROPERTY DESCRIPTION

BEGINNING at an iron stake in the western right-of-way line of Germanton Road, said point being the southeast corner of Lot No. 29 Map of Gregory Manor, as recorded in Plat Book 17 at Page 4, in the Office of the Register of Deeds of Forsyth County; thence North $75^{\circ} 19'$ West 178.60 feet to an iron; thence South $08^{\circ} 55'$ West 109.30 feet to an iron; thence South $78^{\circ} 42'$ East approximately 175 feet to an iron in the West margin of Germanton Road; thence with the west margin of Germantown Road North $08^{\circ} 50'$ East 100 feet to the point and place of BEGINNING.