

**2024002073 00083**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$170.00**

PRESENTED & RECORDED  
 01/23/2024 12:30:09 PM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: ANGELA BOOE, DPTY  
**BK: RE 3789**  
**PG: 4359 - 4361**

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$170.00

Parcel Identifier No. 6846-00-0852 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 By: \_\_\_\_\_

Mail/Box to: HIGGINS BENJAMIN, PLLC, 301 N. Elm Street, Suite 800, Greensboro, NC 27401

This instrument was prepared by: HIGGINS BENJAMIN, PLLC,

Brief description for the Index: LOT 55, SEC I, Slater Park

THIS DEED made this 16th day of January, 2024, by and between

**GRANTOR**

Cedric Jeffries and wife, Gwen Jeffries and Daphne J. Wright,  
 unmarried

107 Winwood Drive  
 Egg Harbor Twp., New Jersey 08234

**GRANTEE**

Benjamin Villanueva, an unmarried man

8517 Cider Road  
 Colfax, NC 27235

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of Winston-Salem, \_\_\_\_\_ Township, Forsyth County, North Carolina and more particularly described as follows:

**Lot No. 55 of Slater Park, Section I, as shown on map recorded in Plat Book 17, Page 50 in the Office of the Register of Deeds of Forsyth County, North Carolina, subject to all easements and restrictions of record.**

The above-described property was acquired by James Jeffries and wife, Naomi Jackson Jeffries by Deed recorded in Book 703, Page 267, Forsyth County Registry. James Jeffries died in Forsyth County, North Carolina on October 25, 1999 (Estate Probate File 99-E-1661) and was survived by Naomi Jackson Jeffries. Naomi Jackson Jeffries died in Forsyth County, North Carolina on January 18, 2020 (Estate Probate File 22-E-579).

The property hereinabove described was acquired by Grantor by instrument recorded in Book 703 page 267.  
 All or a portion of the property herein conveyed    includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 17 page 50.

Page 1 of 2

**Submitted electronically by "Higgins Benjamin, PLLC"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.**

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:

This conveyance is subject to all easements, rights of way and restrictions of record, if any, and ad valorem taxes for the current year.

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

\_\_\_\_\_  
(Entity Name) Cedric Jeffries (SEAL)  
By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_  
Print/Type Name: Gwen Jeffries (SEAL)  
By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_  
Print/Type Name: Daphne J. Wright (SEAL)  
By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_  
Print/Type Name: \_\_\_\_\_ (SEAL)

State of New Jersey - County or City of Atlantic  
I, the undersigned Notary Public of the County or City of Atlantic and State aforesaid, certify that  
Cedric Jeffries and wife, Gwen Jeffries personally appeared before me this day and acknowledged the due  
execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 14th day of  
January, 2024.

My Commission Expires: 3/6/25  
(Affix Seal)

**STEPHANIE L. CUNNINGHAM**  
NOTARY PUBLIC OF NEW JERSEY  
Commission # 50123881  
My Commission Expires 3/6/2025

Stephanie L. Cunningham  
Notary Public  
Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_  
I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that  
Daphne J. Wright personally appeared before me this day and acknowledged the due  
execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of  
\_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
(Affix Seal)

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

State of \_\_\_\_\_ - County or City of \_\_\_\_\_  
I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that  
\_\_\_\_\_ personally came before me this day and acknowledged that  
\_\_\_\_\_ he is the \_\_\_\_\_ of \_\_\_\_\_, a North Carolina or  
\_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the  
inapplicable), and that by authority duly given and as the act of such entity, \_\_\_\_\_ he signed the foregoing instrument in its name on its  
behalf as its act and deed. Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
(Affix Seal)

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

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:

This conveyance is subject to all easements, rights of way and restrictions of record, if any, and ad valorem taxes for the current year.

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

\_\_\_\_\_  
(Entity Name) \_\_\_\_\_  
By: \_\_\_\_\_  
Print/Type Name: Cedric Jeffries (SEAL)

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

By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_  
Print/Type Name: Daphne J. Wright *Daphne J. Wright* (SEAL)

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

State of North Carolina - County or City of Forsyth  
I, the undersigned Notary Public of the County or City of Forsyth and State aforesaid, certify that  
Cedric Jeffries and wife, Gwen Jeffries personally appeared before me this day and acknowledged the due  
execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this \_\_\_\_ day of  
January, 2024.

My Commission Expires: \_\_\_\_\_  
(Affix Seal)

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

State of North Carolina - County or City of Forsyth  
I, the undersigned Notary Public of the County or City of Forsyth and State aforesaid, certify that  
Daphne J. Wright *Daphne J. Wright* personally appeared before me this day and acknowledged the due  
execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 16 day of  
January, 2024.

My Commission Expires: 10/26/2025  
(Affix Seal)

Lashonda C. Smith  
Lashonda C. Smith Notary Public  
Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_  
I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that  
\_\_\_\_\_ personally came before me this day and acknowledged that  
\_\_\_\_\_ he is the \_\_\_\_\_ of \_\_\_\_\_, a North Carolina or  
\_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the  
inapplicable), and that by authority duly given and as the act of such entity, \_\_\_\_\_ he signed the foregoing instrument in its name on its  
behalf as its act and deed. Witness my hand and Notarial stamp or seal, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
(Affix Seal)

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