2024002073 00083

FORSYTH COUNTY NC FEE \$26.00 STATE OF NC REAL ESTATE EXTX \$170.00 PRESENTED & RECORDED 01/23/2024 12:30:09 PM LYNNE JOHNSON REGISTER OF DEEDS

BK: RE 3789 PG: 4359 - 4361

BY: ANGELA BOOE, DPTY

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$170.00		
Parcel Identifier No. <u>6846-00-0852</u> Verified by	County on the day of	, 20
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	, 20 <u>24</u> , by and between	
GRANTOR	GRANTEE	
Cedric Jeffries and wife, Gwen Jeffries and Daphne J. Wright, unmarried	Benjamin Villanueva, an unmarried man	
	8517 Cider Road	
107 Winwood Drive Egg Harbor Twp., New Jersey 08234	Colfax, NC 27235	
Egg Halloof Twp., New Jersey 08234		
Enter in appropriate block for each Grantor and Grantee: name, mai corporation or partnership.	lling address, and, if appropriate, character of entity, e.	g.
The designation Grantor and Grantee as used herein shall include said plural, masculine, feminine or neuter as required by context.	parties, their heirs, successors, and assigns, and shall incl	lude singular,
WITNESSETH, that the Grantor, for a valuable consideration paid by these presents does grant, bargain, sell and convey unto the Grantee i situated in the City of	in fee simple, all that certain lot, parcel of land or condo	ominium unit
Lot No. 55 of Slater Park, Section I, as shown on map recorded Deeds of Forsyth County, North Carolina, subject to all easemen		of
The above-described property was acquired by James Jeffries and wife, Naomi Ja James Jeffries died in Forsyth County, North Carolina on October 25, 1999 (Estat Jackson Jeffries died in Forsyth County, North Carolina on January 18, 2020 (Est	te Probate File 99-E-1661) and was survived by Naomi Jackson Jeffi	ounty Registry. Pries. Naomi
The property hereinabove described was acquired by Grantor by inst All or a portion of the property herein conveyed $\underline{\hspace{1cm}}$ includes or $\underline{\hspace{1cm}}$		·
A map showing the above described property is recorded in Plat Boo	ok17 page50	
Page 1	of 2	
NC Bar Association Form No. 2 @ 1076 Particul @ 1077, 2002, 2012	79.1	

Printed by Agreement with the NC Bar Association – 1981

This standard form has been approved by: North Carolina Bar Association – NC Bar Form No. 3 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	e Grantor has duly executed	d the foregoing as of t	he day and year first above writt	en.
			Code Japa	(SEAL)
	tity Name)	K.	ype Name: Codric Jeffries	
By: Print/Type Name & Title:			Type Name: Gwen Jeffries	(SEAL)
By: Print/Type Name & Title:		/ Print/Γ	ype Name: <u>Daphne J. Wright</u>	(SEAL)
75			ype Name:	
I, the undersigned No Cedric Jeffries and wife, Gwen execution of the foregoing inst January , 20 My Commission Expires: 3	rument for the purposes the 0_24.	person perein expressed. Wither HANIE L. CUNNINGHARY PUBLIC OF NEW JERS	and State aforesaid, of the plane of the pla	or seal this 1416 day o
I, the undersigned No Daphne J. Wright	rument for the purposes the	or City ofperson	and State aforesaid, on ally appeared before me this day a ess my hand and Notarial stamp	and acknowledged the du
My Commission Expires:(Affix Seal)			Notary's Printed or Typed Na	
State of I, the undersigned Not	County or City of tary Public of the County o	or City of	and State aforesaid, onally came before me this day a	certify that
_he is the	of		, a North Carolina or all partnership/limited partnership	
inapplicable), and that by author	ority duly given and as the	act of such entity,h	ne signed the foregoing instrume day of	nt in its name on its
My Commission Expires:(Affix Seal)			Notary's Printed or Typed Na	Notary Public
(AIIIX Seal)			riotary strinied of Typed Na	THE

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 forego	oing as of the day and year first above written.
	(SEAL)
(Entity Name)	Print/Type Name: Cedric Jeffries
Ву:	(SEAL)
Print/Type Name & Title:	Print/Type Name: <u>Gwen Jeffries</u>
By:Print/Type Name & Title:	Print/Type Name: Daphne J. Wright Da phne D. Wri
By:Print/Type Name & Title:	Print/Type Name: (SEAL)
State of North Carolina - County or City of Fors	
I, the undersigned Notary Public of the County or City of Cedric Jeffries and wife, Gwen Jeffries execution of the foregoing instrument for the purposes therein express January 20 24.	personally appeared before me this day and acknowledged the due
Ay Commission Expires:	Notary Public
Affix Seal)	Notary's Printed or Typed Name
State of Acth Carolina - County or City of Forsy I, the undersigned Notary Public of the County or Carolina Daphne J. Wright	and State aforesaid, certify that It per onally appeared before me this day and acknowledged the due Sect. Witness my hand and Notarial stamp or seal this day of ON And a C _ Smith Notary Public Notary's Printed or Typed Name
itate of County or City of Libe undersigned Notary Public of the County or City of	
i, the undersigned would be determined in the country of end of	personally came before me this day and acknowledged that
he is the of	, a North Carolina or pany/general partnership/limited partnership (strike through the
corporation/mined habity comparation/mined habity comparable), and that by authority duly given and as the act of such chalf as its act and deed. Witness my hand and Notarial stamp or se	entity, _he signed the foregoing instrument in its name on its
Ay Commission Expires:	Notary Public
Affix Seal)	Notary's Printed or Typed Name