

2024002839 00121

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$60.00

PRESENTED & RECORDED
01/30/2024 03:25:35 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3790
PG: 4045 - 4047

GENERAL WARRANTY DEED

Excise Tax: **\$60.00**

Tax Parcel ID No. 6835-60-9882.000 Verified by _____ County
on the ____ day of _____, 20__ By: _____

Mail/Box to: 352 Huff Cir. Winston Salem NC, 27105 USA

This instrument was prepared by: Thomas G. Jacobs, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index:

THIS DEED, made this the 30th day of January, 2024, by and between

GRANTOR:

Richard M. Miller, widower
whose mailing address is _____
(herein referred to collectively as **Grantor**) and

GRANTEE: Maria Teresa Castillo Amaya

whose mailing address is _____
(herein referred to collectively as **Grantee**) and

[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

See attached Exhibit A

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 1883 Page 333, and being reflected on plat(s) recorded in Map/Plat Book 2, page/slide 75.

All or a portion of the property herein conveyed _____ includes or x does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

Submitted electronically by "Law Office of Thomas G. Jacobs"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

By: _____
Print/Type Name & Title: _____ Richard M. Miller (SEAL)

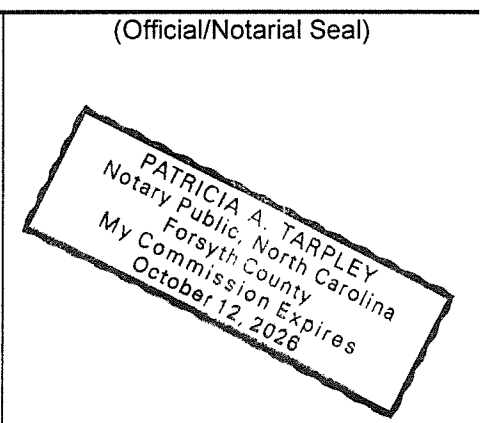
By: _____
Print/Type Name & Title: _____ (SEAL)

By: _____
Print/Type Name & Title: _____ (SEAL)

By: _____
Print/Type Name & Title: _____ (SEAL)

State of NC
County of Forsyth
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:
Richard M. Miller

[insert name(s) of principal(s)].
Date: 1/30/24
Patricia A Tarpley Notary Public
Notary's Printed or Typed Name
My Commission Expires:
10/12/2026



State of _____
County of _____
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

[insert name(s) of principal(s)].
Date: _____

Notary Public
Notary's Printed or Typed Name
My Commission Expires:

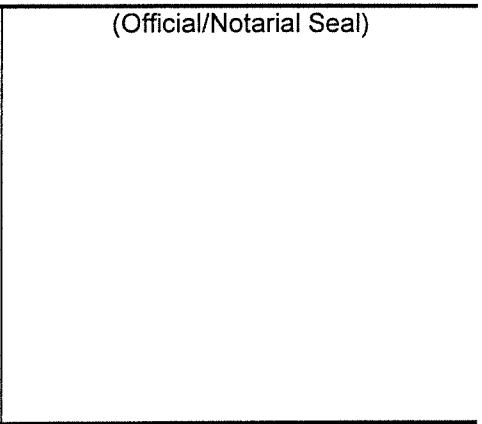


Exhibit A

Fronting 50 feet on the west side of Gholson Street, and being Lots Numbers 129 & 130 as shown on the map of Columbia Heights Extension, said map being recorded in Plat Book 2 at Page 75 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. Also known as Lots 129 & 130, Block 1411 on the Forsyth County Tax Maps

See 1-30-24