

2024006978 00173

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$17.00

PRESENTED & RECORDED
03/06/2024 03:24:53 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3795
PG: 4229 - 4231

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0

Parcel Identifier No.: 6817-46-5727 Verified By: _____ County on the _____ day of _____, 20__

By: _____

Mail/Box to: Grantee: 3701 Chiswell Ct. Greensboro, NC 27410

This instrument was prepared by: Jason Goins, Attorney-at-Law

Brief description for the Index: Lot 13 Windsor Forest

THIS DEED made this 28 day of February, 2024, by and between

GRANTOR	GRANTEE
<p>JVG Investments, LLC</p> <p>Address: 4850 Murray Road, Lot 16 Winston Salem, NC 27106</p>	<p>Anthony D. Harris and spouse, Joyce Regina Palm-Harris</p> <p>Property Address: 0 Linda Circle Winston Salem NC 27106</p>

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.q. 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 or parcel of land situated in **Forsyth** County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

The property herein above described was acquired by Grantor by instrument recorded in Book 3644 Page 3664.

A map showing the above described property is recorded in Plat Book 19, Page 89.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

**Any easements, restrictions or rights of way of record.
2024 ad valorem taxes.**

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand the day and year first above written.

JVG Investments, LLC:

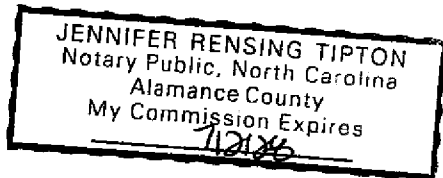


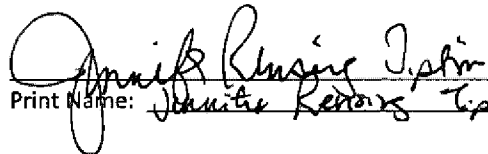
Name: Juan V. Villagomez
Title: Manager (SEAL)

STATE OF NORTH CAROLINA, COUNTY OF Guilford

I, the undersigned, a Notary Public of the state of North Carolina and county of Alamance, certify that **Juan Francisco Villagomez** personally appeared before me this day and acknowledged that (s)he is Manager of **JVG Investments, LLC**, and that (s)he, in that capacity, being authorized to do so, executed the foregoing instrument. Witness my hand and Notarial Seal this 28 day of February, 2024.

[NOTARY SEAL]




Print Name: Jennifer Rensing Tipton

My Commission Expires: 12/28

EXHIBIT A

Lying and being in Forsyth County, North Carolina, and being more particularly described as follows:

Legal Description: Lot no. 13 of "WINDSOR FOREST", according to a plat of same as recorded in Book of Plats 19, page 89, in the office of the Register of Deeds of Forsyth County, N.C., reference to which is hereunto made for more certainty of description..

Property Address: 0 Linda Lane, Winston Salem NC 27106

Parcel number: 6817-46-5727.00