

2024009529 00172

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$400.00

PRESENTED & RECORDED
03/27/2024 04:43:41 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3799

PG: 326 - 328

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$400.00

Parcel Identifier No. 6844-16-5465.000

Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail/Box to: Grantee at: 1222 Bretton St. Winston-Salem, NC 27107

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

Brief description: Metes & bounds, Forsyth County, North Carolina.

THIS DEED made this _____ day of _____, 2024, by and between

GRANTOR	GRANTEE
<p>MARK ANTHONY GODFREY, A Married Free Trader</p> <p>FORWARDING ADDRESS:</p> <p><u>641 AKRON STREET</u> <u>WINSTON-SALEM, NC 27105</u></p>	<p>CELIA ROSAURA MUNOZ, unmarried, a 90% undivided interest AND WALQUIR ALEJANDRO RODRIGUEZ QUILARQUEZ, unmarried, a 10% undivided interest, As Tenants in Common</p>
<p>PROPERTY ADDRESS IS _____ IS NOT _____ GRANTOR'S PRIMARY RESIDENCE</p>	<p>PROPERTY ADDRESS:</p> <p><u>1222 BRETTON STREET</u> <u>WINSTON-SALEM, NC 27107</u></p>

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 ATTACHED EXHIBIT "A"

Submitted electronically by "Heather Kiger Law 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: Subject to all easements, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2024 and subsequent years.

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

Mark Anthony Godfrey (SEAL)
MARK ANTHONY GODFREY

State of North Carolina – County of Forsyth

I, *DAVID CUMMINGS*, a Notary Public of Forsyth County, State of North Carolina, certify that **MARK ANTHONY GODFREY** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 12 day of March, 2024.

(SEAL)

David Cummings
NOTARY PUBLIC
Forsyth County, NC
My Commission Expires July 28, 2027

[Signature] Notary Public
My Commission Expires: 07/28/2027

EXHIBIT "A"

Lying and being situate in Forsyth County, North Carolina, and being more particularly described as follows: Beginning at an iron stake on the south side of Forest Avenue 147.6 feet westerly from the intersection of Forest Avenue and Longview Drive corner of the lot of Mrs. Gertrude Carter; thence with her lie, South 04° 35' West 132 feet to an iron stake her corner on the old Carter line; thence North 77° 10' West 60 feet to an iron stake the old Carter corner; thence with John Phillips line North 04° 35' East 122.5 feet to an iron stake, his corner; thence with the south edge of Forest Avenue, South 85° East 60 feet to the point and place of Beginning.