

2024010441 00127FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$304.00PRESENTED & RECORDED
04/04/2024 02:36:36 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3800
PG: 870 - 872**NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: **\$ 304.00**Primary Residence of Grantor: **No**Parcel Identifier No. 6836-24-1539.000 Verified by _____ County on the _____ day of _____, 20____
By: _____Mail To: GranteeThis instrument was prepared by: Randall L. Perry, 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 29th day of March, 2024, by and between

GRANTOR	GRANTEE
THE MOSES LIVING TRUST 66 VENUS STREET SAN FRANCISCO, CA 94124	VICTORIA ELAINE SANCHEZ 2364 GREENWAY AVENUE WINSTON-SALEM, NC 27105

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 the County of **Forsyth**, North Carolina and more particularly described as follows:**SEE ATTACHED EXHIBIT "A"**This property was acquired by Grantor via instrument recorded in Book 3700, Page 2676.NC Bar Association Form No.3 © 1976, Revised © 1977, 2002
Printed by Agreement with the NC Bar Association - 1981James Williams & Co., Inc.
www.JamesWilliams.comSubmitted electronically by "The Law Offices of Randall L. Perry, 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:

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

THE MOSES LIVING TRUST

Alma Robinson Moses (SEAL)
ALMA ROBINSON MOSES,
TRUSTEE OF THE MOSES LIVING TRUST

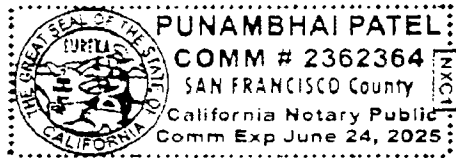
Timothy Toye Moses (SEAL)
TIMOTHY TOYE MOSES,
TRUSTEE OF THE MOSES LIVING TRUST

State of CALIFORNIA - County of SAN FRANCISCO

I, PUNAMBHAI PATEL, the undersigned Notary Public, certify that ALMA ROBINSON MOSES AND TIMOTHY TOYE MOSES, TRUSTEES OF THE MOSES LIVING TRUST personally appeared before me this day, and I have seen satisfactory evidence of their identity, by a current state or federal identification with their photograph, acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and Notarial stamp or seal this 29th day of MARCH, 2024.

(Affix Notary Stamp Below)



Punambhai Patel
Notary Public Signature

PUNAMBHAI PATEL
Notary Public Printed Name

My Commission Expires:

06/24/2025

EXHIBIT A

Tract I: Being known and designated as Lot No. 13A as shown on the Map of a Portion of Greenway Place, as surveyed and platted by J. E. Ellerbe, C. E., and recorded in Plat Book 12, at page 118, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

Tract II: Being known and designated as Lot 13, Block D, as shown on the Map of Greenway Place, as recorded in Plat Book 4, page 73 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.

**Property Address: 2364 Greenway Avenue
Winston-Salem, NC 27105**