

2024010454 00140FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$144.00PRESENTED & RECORDED
04/04/2024 02:49:49 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3800

PG: 941 - 942

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

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$144.00

Parcel Identifier No. 6827-67-9389.000

Mail after recording to: Grantee at address shown below

This instrument was prepared by: CLINT CALAWAY, 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

ADDRESS: 380 KNOLLWOOD STREET, SUITE G, WINSTON-SALEM, NC 27103

THIS DEED made this 4th day of April, 2024 by and between

GRANTOR

K. MICHAEL JAMES (SINGLE)

4642 N. CHERRY STREET, WINSTON-SALEM, NC 27105

GRANTEE

YOLANDA CHEVEZ GARCIA

**1036 GLENMONT ROAD, WINSTON-SALEM, NC 27107
4645 N. CHERRY STREET, 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 and more particularly described as follows:

BEING KNOWN AND DESIGNATED AS LOT 2 AS SHOWN ON THE MAP OF RETNUH HILLS, SECTION 1, WHICH MAP IS RECORDED IN PLAT BOOK 8, PAGE 192, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH MAP IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

All or a portion of the property hereinabove described was acquired by Grantor by that instrument recorded in Book 2813, Page 3093, Forsyth County Registry.

The above described property does does not include the primary residence of the Grantor.

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.

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

K. Michael James (SEAL)
K. MICHAEL JAMES

_____ (SEAL)

STATE OF NORTH CAROLINA – FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that she signed the foregoing document: **K. MICHAEL JAMES (SINGLE)**. Witness my hand and official stamp or seal, this 7 day of April, 2024.

My Commission Expires:

4/30/28

CLINTON CALAWAY
NOTARY PUBLIC
Forsyth County
North Carolina
My Commission Expires April 30, 2028

Notary Public

Print Notary Name: Clinton Calaway