

2024011061 00032

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$100.00

PRESENTED & RECORDED
 04/10/2024 10:40:38 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3800
PG: 4400 - 4402

Excise Tax **\$100.00**

Recording Time, Book and Page

Tax Lot No. **6834-87-0644.000**

This instrument was prepared by Irvin R. Sink, 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 for the index

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NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 3rd day of April, 2024, by and between

GRANTOR	GRANTEE
<p>Gary H. Lomax and wife, Jody L. Martin 579 Grove Park Lane Lexington, NC 27295</p>	<p>Jose L. Perez 5041 Teal Court Winston-Salem, NC 27127</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 the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

For legal description see Exhibit A attached hereto and incorporated herein by reference.

Reference: Book 3421, page 92, Forsyth County Registry.

The above described property is ___ / is not X (check applicable blank) the primary residence of Grantor(s).

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.

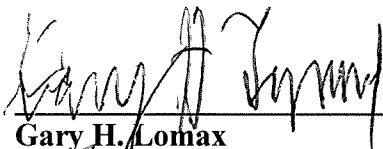
Submitted electronically by "Biesecker, Tripp, Sink & Fritts, LLP"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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.

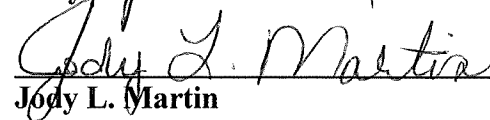
Title to the property hereinabove described is subject to the following exceptions:

- 1. All ad valorem taxes which the grantee assumes and agrees to pay.
- 2. Restrictive covenants of record and all easements and rights of way for public utilities and public roadways existing of record or located upon the premises, and any local, county, state, or federal laws, ordinances, or regulations relating to zoning, environment, subdivision, occupancy, use, construction, or development of the subject property, including existing violations of said laws, ordinances, or regulations.

IN WITNESS WHEREOF, the Grantor has hereunto caused this instrument to be signed as of the day and year first above written.



 Gary H. Lomax



 Jody L. Martin

STATE OF NORTH CAROLINA
 COUNTY OF Davidson

I certify that the following person(s) appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Gary H. Lomax and Jody L. Martin**

Witness my hand and seal, this the 3rd day of April, 2024.

My Commission Expires:
3.26.29



 NOTARY PUBLIC

Printed Name: Irvin R Sink

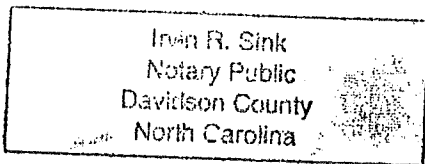


Exhibit A

Being known and designated as Lot No. 196, as shown on the map of REYNOLDS PLACE, as recorded in Plat Book 1, Page 48, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more definite and particular description. Being the same property as that described in Deed Book 895, Page 211, Public Registry of Forsyth County, North Carolina.

Lomax – Althea Street