



2024012540 00116

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$450.00

PRESENTED & RECORDED:
04-22-2024 02:27:15 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPT

BK: RE 3802
PG: 3556-3557

Box 179

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$450.00 Parcel Identifier No. 6828-54-0160.000 Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail/Box to: Chiarello & Wagner, PLLC, 301 North Main Street, Suite 2503, Winston Salem, NC 27101

This instrument was prepared by: Mark J. Chiarello, 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: Lot No. 11, Block A, Caudle Crest, PB 16, PG 148

THIS DEED made this 22 day of April, 2024 by and between

GRANTOR	GRANTEE
Nathan Seawell and wife, Heidi Seawell	Jesus Rafael Sandoval, an unmarried man 5460 Dogwood Dr. 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, parcel of land or condominium unit situated in the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot No. 11, Block "A", as shown on the Map of Caudle Crest, as recorded in Plat Book 16, Page 148, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3200 page 191.

All or a portion of the property herein conveyed includes or does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 16 page 148.

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: Easements, Restrictions, rights of way of public record and current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina , if an entity by its duly authorized representative.

[Signature]
Name: Nathan Seawell

Entity Name

[Signature]
Name: Heidi Seawell

By: _____

Name: _____

Title: _____

Name: _____

By: _____

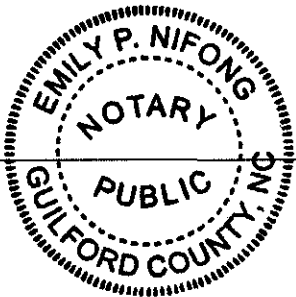
Name: _____

Title: _____

STATE OF NORTH CAROLINA, COUNTY OF Guilford

I, Emily P. Nifong, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 16 day of April, 20 24 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):
Nathan Seawell and Heidi Seawell

Affix Notary Seal/Stamp



[Signature]
Notary Public (Official Signature)
My commission expires: 10/29/27