

**2024016200 00179**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXTX  
**\$275.00**

PRESENTED &amp; RECORDED

05/20/2024 03:57:48 PM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

**BK: RE 3807****PG: 2015 - 2017**

Mail deed and tax bills to Grantee: **293 Linville Road, Kernersville, NC 27284**

Prepared by: Raymond D. Thomas (Thomas and Bennett), a North Carolina licensed attorney  
 Delinquent taxes, if any, to be paid by the closing attorney to the county tax  
 collector upon disbursement of closing proceeds.

Excise Tax: \$275.00

Brief description: **Part Lot 13 and P.H. Joyner, J.F. Brindle Property of Section No. 2**

**GENERAL WARRANTY DEED**

THIS DEED made this 20<sup>th</sup> day of May, 2024, by and between:

GRANTOR:	GRANTEE:
<b>DAVID ERIC DOSS and wife, MING YEN HO</b>	<b>MAURIZIO ILLIANO (unmarried)</b>
Grantor address: 2812 Lori Lane Yadkinville, NC 27055	Grantee address: 293 Linville Road Kernersville, NC 27284
The property conveyed does not include the primary residence of the Grantor.	

**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** which is hereby incorporated by reference.

Property Address: **2272 Brindle Street, Winston-Salem, NC 27107**

submitted electronically by "Thomas and Bennett"  
 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 except for the following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.

David Eric Doss (Seal)  
David Eric Doss

Ming Yen Ho (Seal)  
Ming Yen Ho

North Carolina, Forsyth County

I certify that the following person(s) personally 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:

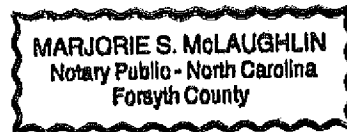
**David Eric Doss and Ming Yen Ho**

May 20, 2024

Place notary seal below this line:

Marjorie S. McLaughlin  
Notary Public – Marjorie S. McLaughlin

My Commission Expires – February 12, 2025



**EXHIBIT A**

**Maurizio Illiano**

**2272 Brindle Street, Winston-Salem, NC 27107**

**Part Lot 13 and P. H. Joyner, J. F. Brindle Property of Section No. 2**

**Property Description:**

BEGINNING at an iron stake in the west side of Brindle Street which said iron stake is South 150 feet from the southwest intersection of said Brindle Street with Vogler Street, and running thence on a new line North  $89^{\circ} 15'$  West 153.8 feet to an iron stake in the east line of Lot No. 12 on the map hereinafter referred to; running thence along the east line of said Lot No. 12 South  $0^{\circ} 45'$  West 65 feet to an iron stake in the southeast corner of said Lot No. 12; running thence on a new line North  $87^{\circ} 06'$  East 154.1 feet to an iron stake in the west line of Brindle Street; running thence north with the west line of Brindle Street 55.2 feet to the place of beginning.

The western 51.5 feet of the above described property is substantially all of the southern 65 feet of Lot No. 13 as shown on the revised map of the J. F. Brindle Property of Section No. 13 as shown on the revised map of the J. F. Brindle Property of Section No. 2 recorded in the Office of the Register of Deeds of Forsyth County, N. C., in Plat Book 9 Page 164. And the remaining portion of the above described land is a part of that tract of land shown on the same map as "P. H. Joyner". The above described land is in accordance with a private survey thereof by H. A. Burns, C. C., July 5, 1966.

This is the same property as described in Book 3347, Page 2935, Forsyth County Registry and is designated as Tax PIN 6844-45-5383 (Block 1273, Lot 106) on the Forsyth County tax maps.