

2024017071 00123FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$200.00PRESENTED & RECORDED
05/28/2024 02:19:03 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3808

PG: 2289 - 2290

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$200.00

Parcel Identifier No.: 6836-92-3514.000

Mail/Box to: Justin Tyler Martin, 1427 Dellabrook Road, Winston Salem, NC 27105

This instrument was prepared by: David T. Kasper, 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 7, R. Duke Property

THIS DEED made this 28th day of May, 2024, by and between:

GRANTOR	GRANTEE
Chokri Louhichi and spouse Donna Louhichi	Justin Tyler Martin
Forwarding address: 1107 Tussey Road Lexington, NC 27295	Buyer mailing address: 1427 Dellabrook Road 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 Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot Number 7 of the R. Duke Property, as described in Plat Book 3, Page 85, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

No portion of the property herein conveyed includes the Grantor's primary residence.

For back title see Deed Book 3643, Page 3583, Forsyth County Registry.

Submitted electronically by "Kasper & Payne, P.A."
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: Easements, restrictions of record, and ad valorem taxes for 2024 and subsequent years.

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

Chokri Louhichi

Chokri Louhichi

Donna Louhichi

Donna Louhichi

STATE OF NC

COUNTY OF Forsyth

I, Melanie J. Snow, a Notary Public, do hereby certify that Chokri Louhichi and Donna Louhichi personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and (where an official seal is required by law) official seal.

This the 28 day of May, 2024.

Melanie J. Snow

Printed Name: Melanie J. Snow

My Commission Expires: 11/21/2027

