

2024018573 00189

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$470.00

PRESENTED & RECORDED
 06/07/2024 04:41:53 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST

BK: RE 3810
PG: 2069 - 2075

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **\$470.00**

Parcel Identifier No.

Mail to: Grantee: 4371 Winnabow Rd, Winston Salem, NC 27105

This instrument was prepared by: Richard L. Cox, 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.

Gavin & Cox Attorneys, 113 Worth St. Asheboro, NC 27203

THIS DEED made this 7th day of June, 2024, by and between

GRANTOR	GRANTEE
<p>Estate of Martha S. Moody;</p> <p>Lourrie Thomas as admistrator of the Estate of Martha S. Moody and individually and husband,Reginald Thomas;</p> <p>Vickie Chandler and husband, Jerome Chandler;</p> <p>Bobby Moody and wife, Jacquelin Moody;</p> <p>Kenneth Moody, unmarried</p>	<p>Gerardo Rodriguez Zamarripa and wife, Karla Vanessa Regalado Marin</p> <p>PROPERTY ADDRESS: 4371 Winnabow Rd. Winston-Salem, NC 27105</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 TOWNSHIP, FORSYTH COUNTY, North Carolina and more particularly described as follows:

PLEASE INITIAL:

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

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1555, Page 898, Forsyth County Registry.

A map showing the above-described property is recorded in Plat Book 22, Page 71, Forsyth County Registry.

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.

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

ESTATE OF MARTHA S. MOODY

(Entity Name)

By:

Lourrie Thomas
Name & Title: **LOURRIE THOMAS, ADMINISTRATOR**

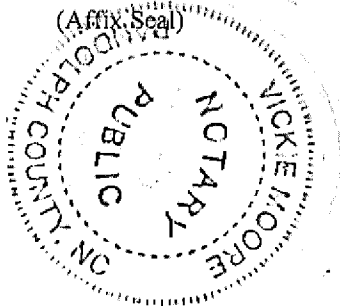
State of North Carolina- County or City of Randolph

I, the undersigned Notary Public of the County of Randolph and State aforesaid, certify that **Lourrie Thomas, Administrator of the Estate of Martha S. Moody** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 7th day of June, 2024.

My Commission Expires: **November 18, 2027**

Vickie Moore
Notary Public

Vickie Moore
Notary's Printed or Typed Name



Laurre Thomas
 Lourrie Thomas

Reginald Thomas
 Reginald Thomas

STATE OF NORTH CAROLINA- COUNTY OF Randolph

I, the undersigned Notary Public of the County and State aforesaid, certify that Lourrie Thomas and Reginald Thomas personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 7 day of June, 2024.

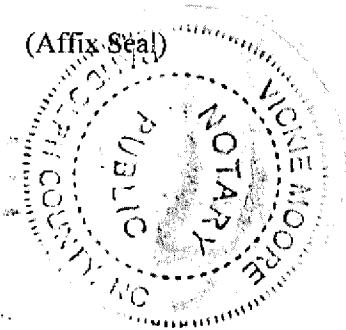
My Commission Expires:

11/18/2027

Vickie Moore
 Signature of Notary Public

Vickie Moore
 Notary's Printed or Typed Name

(Affix Seal)



Bobby Moody

Bobby Moody

Jacquelin Moody

Jacquelin Moody

STATE OF NORTH CAROLINA- COUNTY OF Randolph

I, the undersigned Notary Public of the County and State aforesaid, certify that Bobby Moody and Jacquelin Moody personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 7 day of June, 2024.

My Commission Expires:

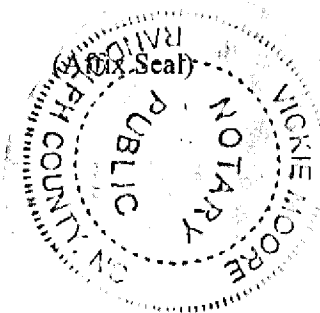
11/18/2027

Vickie Moore

Signature of Notary Public

Vickie Moore

Notary's Printed or Typed Name



Vickie Chandler
Vickie Chandler

Jerome Chandler
Jerome Chandler

STATE OF NORTH CAROLINA- COUNTY OF Randolph

I, the undersigned Notary Public of the County and State aforesaid, certify that Vickie Chandler and Jerome Chandler personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 7th day of June, 2024.

My Commission Expires:

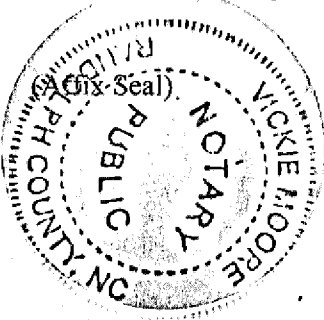
11/18/2027

Vickie Moore

Signature of Notary Public

Vickie Moore

Notary's Printed or Typed Name



Kenneth Moody
Kenneth Moody

STATE OF NORTH CAROLINA- COUNTY OF Randolph

I, the undersigned Notary Public of the County and State aforesaid, certify that Kenneth Moody personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 7th day of June, 2024.

My Commission Expires:

11/18/2027

Vickie Moore
Signature of Notary Public

Vickie Moore
Notary's Printed or Typed Name

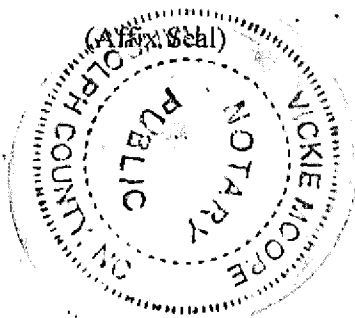


EXHIBIT "A"

Gerardo Rodriguez Zamarripa
Winston Salem Township, Forsyth County, North Carolina
4371 Winnabow Rd., Winston Salem, NC 27105

BEING all of Lot No. 17 on a plat of North Oaks recorded in Plat Book 22, Page 71, in the Office of the Register of Deeds for Forsyth County, North Carolina.