

2024020469 00093

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$350.00

PRESENTED & RECORDED
06/24/2024 01:20:00 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST
BK: RE 3812
PG: 3587 - 3589

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$350.00

Parcel Identifier: **6838-95-1680.000** Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Elizabeth M. Koonce, a licensed North Carolina attorney.
Brief description for the Index: Lot 8, C.W. Myers Trading Post Inc, Plat Book 19, Page 64.

THIS DEED made this 24th day of June, 2024 by and between

GRANTOR	GRANTEE
<p>JAMES G. TILLEY, A SINGLE PERSON, BY AND THROUGH HIS ATTORNEY IN FACT, SUSAN FAYE JOHNSON</p> <p>1166 Pensie Road Walnut Cove, NC 27052</p>	<p>CARLOS OSWALDO RODRIGUEZ LISCANO AND WIFE, JENNY F. CARRILLO RODRIGUEZ</p> <p>4889 Baux Mountain Road 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 Forsyth County, North Carolina and more particularly described as follows:

SEE EXHIBIT A ATTACHED TO AND MADE A PART HEREOF AS IF FULLY SET FORTH HEREIN.

The above described property () does/() does not include the primary residence of the Grantor.

Submitted electronically by "Roberson, Haworth & Reese, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3291, Page 2157.

The map showing the above-described property is recorded in Plat Book 19, Page 64.

General Durable Power of Attorney recorded in Book 3798, Page 3659 in the Office of Register of Deeds of Forsyth County, North Carolina.

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:

RIGHTS OF WAY, EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY, AND TO AD VALOREM TAXES.

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

[Signature] (SEAL)
JAMES G. TILLEY, by and through his
Attorney in Fact, SUSAN FAYE JOHNSON

State of NORTH CAROLINA
County of GUILFORD

I, Holly Wright, a Notary Public of Randolph County and State aforesaid, certify that **SUSAN FAYE JOHNSON**, Attorney-in-Fact for **JAMES G. TILLEY**, personally appeared before me this day, and being by me duly sworn, says that he/she executed the foregoing and annexed instrument for and in behalf of the said **JAMES G. TILLEY** and that his authority to execute and acknowledge said instrument is contained in instrument duly executed, acknowledged and recorded in the Office of the Register of Deeds of Forsyth County, State of North Carolina on the 26th day of March, 2024 in Deed Book 3798, Page 3659 and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney.

I do further certify that the said **SUSAN FAYE JOHNSON** acknowledges the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said **JAMES G. TILLEY**.

Date: June 21, 2024

[Signature]
Notary Public

Holly Wright
Notary's Printed or Typed Name

My commission expires: 02/22/2025



EXHIBIT "A"

Being known and designated as Lot #8 on the plat of property of C.W. Myers Trading Post Inc., part of the E.B. Westmoreland property in Block 3001 (now or formerly), Forsyth County, Middlefork Township as surveyed and platted in April 1958 by W.O. Doggett, Surveyor recorded in Plat Book 19, Page 64 in the Office of the Register of Deeds of Forsyth County, North Carolina.

Property Address: 4889 Baux Mountain Road, Winston-Salem, NC 27105

Parcel #: 6838-95-1680.000