

2024020535 00159FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$694.00

PRESENTED & RECORDED

06/24/2024 03:25:53 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3812

PG: 3885 - 3886

NORTH CAROLINA GENERAL WARRANTY DEEDExcise Tax: **\$694.00**

PIN 6940-10-0069

Grantor Address: 8210 Maple Grove Drive
Tobaccoville, NC 27050Grantee's Address: 6825 Red Bank Road
Germanton, NC 27019

This instrument was prepared by: R. Brandt Deal-No title search

Recording Requested by: _____

Brief Description for the Index: Lot 4, I.B. Swain Property, PB 22, PG 105

This Deed made this 17th day of June, 2024, by and between**GRANTOR: S&F Castle Properties Incorporated, a North Carolina corporation****GRANTEE: Paula Andrea Gomez, unmarried**

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, have and by these presents do 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:

BEING KNOWN AND DESIGNATED as Lot No. 4 as shown on the map of the I.B. Swain Property, same being recorded in Plat Book 22, at Page 105, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.**All or a portion of the property herein conveyed does not include the primary residence of the Grantor.**

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, the 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 and restrictions of record, if any and 2024 ad valorem taxes.

Submitted electronically by "Goins Law"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors, the day and year first above written.

S&F Castle Properties Incorporated, a North Carolina corporation

By: _____

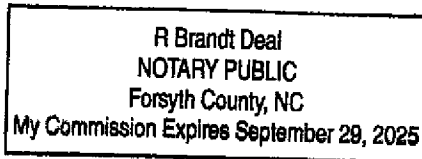
Scott Castle, President

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH:

I, R Brandt Deal, a Notary Public of Forsyth County, North Carolina certify that Scott Castle personally came before me this day and acknowledged that he is President of S&F Castle Properties Incorporated, a North Carolina corporation, and that he, as President, being authorized to do so, executed the foregoing instrument on behalf of the corporation.

Witness my hand and official seal, this the 17th day of June, 2024.

My Commission Expires: _____



R Brandt Deal Notary Public