

2024021072 00080FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$3035.00

PRESENTED & RECORDED

06/27/2024 12:34:15 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3813

PG: 2662 - 2665

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$3,035.00

Parcel Identifier No.: 6825-36-5814.000

Brief description for index: Lot No. 3, Partition of Lots 1, 102, & 103

Mail deed/taxes after recording to Grantee: 1968 Runnymede Road, Winston Salem, NC 27104

This instrument was prepared by: Patti D. Dobbins, Attorney at Law

THIS DEED made this 23rd day of June, 2024 by and between**GRANTOR:****VAHID SALEM-NARAGHI and BITA A.
SERESHKI** (a married couple)Address: 623 N. Liberty Street
Winston Salem, NC 27101**GRANTEE:****LILY HANDT** (married)Address: 1968 Runnymede Road
Winston Salem, NC 27104

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 hereto and incorporated herein by reference.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in **Book 3775, Page 4387, Forsyth County Registry.**

"This instrument prepared by: PATTI D. DOBBINS, 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."

submitted electronically by "Patti D Dobbins, Attorney at Law, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

A map showing the above described property is recorded in Plat Book 42, Page 158, and referenced within this instrument.

Does the above described property include the primary residence? YES NO

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 exceptions hereinafter stated.

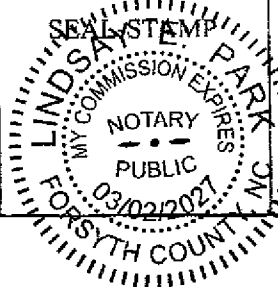
Title to the property hereinabove described is subject to the following exceptions:

Easements, restrictions, rights of way and declarations of record, if any.

Ad valorem taxes hereafter becoming due and payable.

IN WITNESS WHEREOF, the Grantor has hereunto set his 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, the day and year first above written.

By: *Vahid Salem-Naraghi* (SEAL)
VAHID SALEM-NARAGHI

	STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u>
	I, <u>Lindsay E. Park</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u> , do hereby certify that VAHID SALEM-NARAGHI personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>25</u> day of <u>June</u> , 2024. My Commission Expires: <u>3/2/2027</u> <u><i>Lindsay E. Park</i></u> Notary Public

By: BITA A. Sereshki (SEAL)
BITA A. SERESHKI

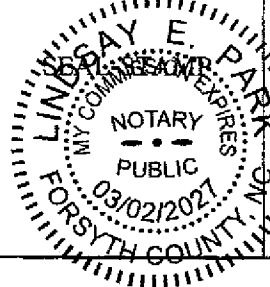
	STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u>
	<u>Lindsay E. Park</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u> , do hereby certify that BITA A. SERESHKI personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>19</u> day of <u>June</u> , 2024. My Commission Expires: <u>3/2/2027</u> <u>Lindsay E. Park</u> Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION:

BEING KNOWN AND DESIGNATED as Lot No. 3, as shown on the Map entitled "Partition of Lots 1, 102 and 103" prepared for Dr. Blucher E. Taylor by Phillip R. Ball, Registered Land Surveyor, being recorded in Plat Book 42, and Page 158, and revised in Plat Book 52 and Page 117, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

**PROPERTY ADDRESS: 1968 RUNNYMEDE ROAD, WINSTON SALEM, NC 27104
PARCEL ID #: 6825-36-5814.000**