

2024021102 00110

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$320.00

PRESENTED & RECORDED

06/27/2024 01:50:38 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3813

PG: 2873 - 2876

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$320.00

Tax Parcel Identification Number: 6844-67-6747.000

This instrument was prepared by: Malia Williams., a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Return to: Craige Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103

Mail Tax Bill to Grantee: 1950 Butler Street, Winston Salem, NC 27107

Property Address: 1950 Butler Street, Winston Salem, NC 27107

Brief description for the Index: Lots 7 & 8, Robert Clodfelter Property

THIS DEED made this the 24th day of June, 2024**GRANTOR**

Nowranie Jones and spouse,
 Yeteshwar Ramkissoon
 and
 Rashmie Ramkissoon (single)

 910 Robinson Drive N
 St. Petersburg, FL 33710

GRANTEE

Yamileth Barco-Mosquera (single)

 1950 Butler Street
 Winston Salem, NC 27107

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 County of Forsyth, State of North Carolina and more particularly described as follows:

SEE "EXHIBIT A" attached hereto and incorporated herein by reference.

submitted electronically by "Craige Jenkins Liipfert & Walker LLP"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

For back title reference, see Book 3792, Page 2168, Forsyth County Registry.

THIS IS ____ OR IS NOT X THE GRANTOR'S PRIMARY RESIDENCE

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:

- (1) Subject to easements and restrictions of record;
- (2) All matters shown on that Plat recorded in Plat Book 4, Page 130, Forsyth County Registry;
- (3) 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.

Nowranie Jones (SEAL)
Nowranie Jones

Yeteshwar Ramkissoon (SEAL)
Yeteshwar Ramkissoon

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated:

Nowranie Jones and spouse, Yeteshwar Ramkissoon

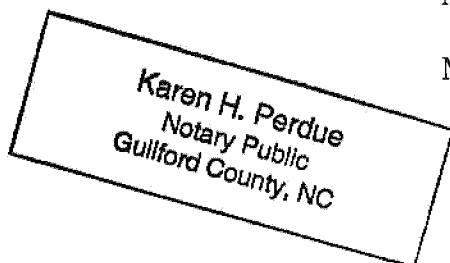
This 27 day of June, 2024.

Karen H. Perdue
Official Signature of Notary

(Official Seal)


Karen H. Perdue
Notary's printed or typed name, Notary Public

My commission expires: 12-5-2027



[SIGNATURE PAGE]

GRANTOR

 (SEAL)
 Rashmie Ramkissoo

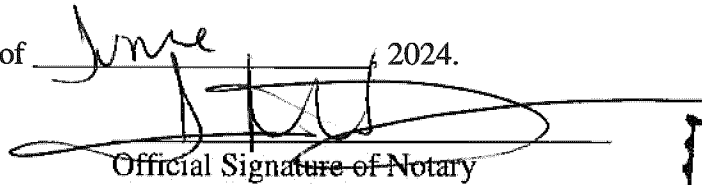
STATE OF FLORIDA

COUNTY OF Pinellas

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated:

Rashmie Ramkissoo

This 24 day of June, 2024.


 Official Signature of Notary

(Official Seal)

Jennifer M. Daunch

Notary's printed or typed name, Notary Public

My commission expires: 9/22/2026

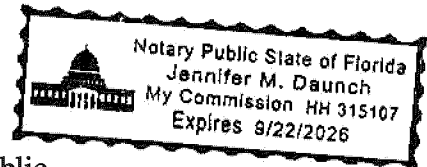


EXHIBIT A

BEING all of Lots 7 and 8 as shown on the Map of ROBERT CLODFELTER PROPERTY, according to the plat thereof recording in Plat Book 4, Page 130 in the Office of the Register of Deeds of Forsyth County, reference to which is hereby made for a more particular description.

FOR BACK REFERENCE, SEE DEED RECORDED IN BOOK 3792, PAGE 2168, FORSYTH COUNTY REGISTRY.

TE/MMW CJLW: 22679.00