

2024021796 00128

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$1510.00

PRESENTED & RECORDED
07/02/2024 03:35:19 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3814
PG: 2228 - 2230

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 1,510.00

Parcel Identifier No.: 6807-83-5787 (Block 6295, Lot 090)

Mail tax bills to Grantee: 133 Windrush Road, Winston-Salem, NC 27106

This instrument was prepared by: T. Thomas Kangur, Jr., 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.

Brief description for the Index: Lot 90, Greenbrier Farm, Section One, Phase II

THIS DEED made this 6th day of June, 2024 by and between,

<p>GRANTOR</p> <p>SAMUEL JOSEPH PULLEN and wife, GINA PULLEN</p> <p>Mailing Address: 5939 N. Ulmer Lane, Garden City, ID 83714</p>	<p>GRANTEE</p> <p>JUAN M. PALACIOS and wife, GABRIELA MIRANDA</p> <p>Mailing Address: 133 Windrush Road, Winston-Salem, NC 27106</p>
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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.

Property Address: 133 Windrush Road, Winston-Salem, NC 27106

The property does include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3692, Page 3387, Forsyth County Registry. A map showing the above-described property is recorded in Plat Book 40, Page 96.

Submitted electronically by "Kangur & Porter, LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

Samuel Joseph Pullen (SEAL)
Samuel Joseph Pullen

Gina Pullen (SEAL)
Gina Pullen

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: **Samuel Joseph Pullen and, Gina Pullen.**

Date: 6/7/24

Patricia F. Kirkman
Notary Public



Patricia F. Kirkman
printed or typed name of notary public

My Commission Expires: 5/29/29

Exhibit A

Being known and designated as Lot No. 90, of GREENBRIER FARM, SECTION ONE, PHASE II, as recorded in Plat Book 40 Page 96, Forsyth County Registry, North Carolina, reference to which is hereby made for a more particular description.

BEGINNING at an existing iron pipe in the east right of way line of Windrush Road, said BEGINNING point being the southwest corner of Lot 91 and the northwest corner of Lot 90 of Greenbrier Farm, Phase II, Section One as recorded in Plat Book 40, Page 96, Forsyth County Registry; thence from said beginning point with the north boundary line of Lot 90 of said Plat, North 62 degrees 46 minutes 30 seconds East 160.51 feet to an existing iron pipe, being the northeast corner of said Lot No. 90; thence with the east line of Lot No. 91 of said plat, North 27 degrees 52 minutes 10 seconds West 4.97 feet to an existing iron rebar; thence on a new line South 61 degrees 00 minutes 06 seconds West 160.53 feet to the point and place of BEGINNING, and being all according to a survey by Richard P. Bennett dated March 19, 2001. Said property being a 0.009 acre tract, more or less, and being a triangular piece from the southern portion of Lot 91 of said Greenbrier Farm, Phase II, Section One.

The above-described property is conveyed subject to any and all street, road and utility rights of way as shown on plat referred to above, or which may otherwise appear of record applicable to this property.

Tax Parcel Number: 6807-83-5787 (Block 6295, Lot 090)

Property Address: 133 Windrush Road, Winston-Salem, NC 27106