

2024024644 00025

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$240.00

PRESENTED & RECORDED
07/25/2024 10:44:36 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3817
PG: 4297 - 4299

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$240.00

Parcel Identifier No. 6836-24-1431.000

Mail after recording to: Grantee at address shown below

This instrument was prepared by: CLINT CALAWAY, A LICENSED NORTH CAROLINA ATTORNEY. DELINQUENT TAXES, IF ANY TO BE PAID BY CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT OF CLOSING PROCEEDS

ADDRESS: 380 KNOLLWOOD STREET, SUITE G, WINSTON-SALEM, NC 27103

THIS DEED made this 25th day of July, 2024 by and between

**GRANTOR
SAN ANDRES LUXURY CABINETS LLC
P. O. BOX 5565, ASHEBORO, NC 27204**

**GRANTEE
RUTH COOPER AND HUSBAND, SAM COOPER
1248 REYNOLDS FOREST DRIVE, WINSTON-SALEM, NC 27107
SUBJECT PROPERTY: 2330 GREENWAY AVENUE, WINSTON-SALEM, NC 27105**

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 and more particularly described as follows:

SEE EXHIBT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF FULLY SET FORTH.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3812 Page 3188, Forsyth County Registry.

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

Submitted electronically by "Law Office of Clint Calaway"
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 except for the exceptions hereinafter stated.

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

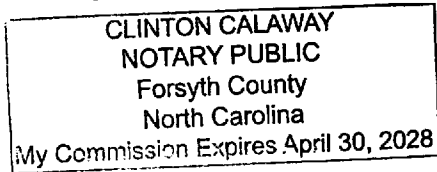
SAN ANDRES LUXURY CABINETS LLC

By: *Alejandro A* (SEAL)
MANAGING MEMBER
_____ (SEAL)

STATE OF NORTH CAROLINA – FORSYTH COUNTY

I certify that the following person(s) personally appeared before me this day, acknowledging to me that he signed the foregoing document: **ALEJANDRO ADARVE, MANAGING MEMBER OF SAN ANDRES LUXURY CABINETS LLC** . Witness my hand and official stamp or seal, this 25 day of January, 2024.

My Commission Expires: 4/30/28



Clinton Calaway
Notary Public

Print Notary Name: Clinton Calaway

EXHIBIT "A"

TRACT 1

BEING KNOWN AND DESIGNATED as Lot No. 10A as shown on Map of a portion of Greenway Place, Winston-Salem, North Carolina, as surveyed and platted by J.E. Ellerbe, C.E., and recorded in Book of Maps 12, at Page 118, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.

TRACT 2

BEGINNING at an iron stake in the West line of Greenway Avenue 626 feet West of the North line of Seminole Street; thence, extending South 88° 20' West 149.3 feet to an iron stake; thence, North 01° 15' East 65 feet to an iron stake; thence, South 88° East 148 feet to the West line of Greenway Avenue; thence, along the West line of Greenway Avenue South 00° 30' West 55 feet to the point of BEGINNING.

Being Lot 10, Block D, as shown on the Map of Greenway Place, recorded in Plat Book 4, at Page 73, in the Office of the Register of Deeds of Forsyth County, North Carolina. Being the same property conveyed by Deed recorded in Deed Book 378, Page 50.

**Property Address: 2330 Greenway Ave NW, Winston-Salem, NC 27105
Parcel ID: 6836-24-1431**