

2024025102 00148

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$395.00

PRESENTED & RECORDED
 07/29/2024 04:20:10 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST

BK: RE 3818
PG: 2553 - 2554

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$395.00
Parcel ID:	6837-59-3418.000
Mail Tax Bill to:	5004 Voss Street, Winston Salem, NC 27105
Prepared by and return to:	T. Lawson Newton, a licensed North Carolina Attorney, McAngus Goudelock & Courie, PLLC 380 Knollwood Street Suite 505 Winston-Salem, NC 27103 File#: 2794.24170 Murphy
Brief description for the index:	Lots 5, 6, 7 and 8, Block D, Map of Property of Modern Homes Company known as the I.N. Watson Property

This instrument prepared by: T. Lawson Newton, 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.

THIS GENERAL WARRANTY DEED ("Deed") is made on the 22nd day of July, 2024, by and between:

GRANTOR	GRANTEE
Porfiria Quiahua Itehua, unmarried 1103 Thurmond Street Winston Salem, NC 27105	Rodriquis Savalas Murphy, a single man 5004 Voss Street Winston Salem, NC 27105

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows (the "Property"):

BEING KNOWN AND DESIGNATED as Lot Numbers 5, 6, 7 and 8 in Block D, as shown on the Map entitled PROPERTY OF MODERN HOMES COMPANY KNOWN AS THE I.N. WATSON PROPERTY, and recorded in Plat Book 4, Page 31(2) in the Office of the Register of Deeds for Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3513, Page 2581.

This conveyance is made subject to Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens, if any, for Modern Homes Company known as I.N. Watson Property as recorded in Forsyth County, NC and, any amendments thereto.

All or a portion of the Property includes or does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book 4 Page 31(2).

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Porfiria Quiahua Itehua (SEAL)
Name: Porfiria Quiahua Itehua

STATE OF NORTH CAROLINA
COUNTY OF Forsyth

I Anna M Levens a Notary of the above state and county, certify that the following person(s) either being known to me or proven by satisfactory evidence personally appeared before me on the 22nd day of July, 2024 each acknowledging to me that he or she voluntarily signed the foregoing document, in the capacity represented and identified therein (if any): NE Dora Mexico ID Card (AME)

Anna M Levens
Notary Public (Official Signature) AnnammLevens
My commission expires: 10-19-28

