



2024025327 00201

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$220.00

PRESENTED & RECORDED
07-30-2024 04:58:14 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3818
PG: 3920-3922

DRAFTED BY: James A. Davis, Attorney at Law
Tax Block: ___ Lot: ___ Parcel Identifier No: _____
Property Address: 308 Oak Summit Rd., Winston-Salem, NC 27105

Mail after recording to: Grantee

Mail future tax bills to: Oscar Garrido, 308 Oak Summit Rd., Winston-Salem, NC 27105 Box-143

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this ___ day of _____, 2024, by and between

GRANTOR

MARY M. YOUNG DILLON and husband,
DAVID J. DILLON
3349 Dillon Farm Rd., Winston-Salem, NC 27105

GRANTEE

OSCAR GARRIDO
308 Oak Summit Rd.
Winston-Salem NC 27105

This 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, in consideration of (\$ 1.00) One Dollar and no/100 and other valuable considerations paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents docs grant, bargain, sell and convey unto the grantee in fee simple, all that certain lot or parcel of land in Forsyth County, North Carolina _____ Township, more particularly described as follows:

SEE ATTACHED "EXHIBIT A"

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to 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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever. subject to the following exceptions:

IN WITNESS WHEREOF the Grantors have set their hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

____ (SEAL) Mary M Young Dillon (SEAL)
 MARY M. YOUNG DILLON

____ (SEAL) David J Dillon (SEAL)
 DAVID J. DILLON

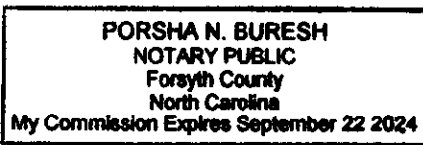
____ (SEAL) _____ (SEAL)

____ (SEAL) _____ (SEAL)

STATE OF NORTH CAROLINA - Forsyth County

Porsha N. Buresh, a Notary Public of Forsyth County, North Carolina, do hereby certify that Mary M. Young Dillon and David J. Dillon personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 30th day of July, 2024.

SEAL/STAMP



Notary Public Porsha N. Buresh
 My commission expires: 9/22/2024

The foregoing Certificate(s) of _____ is/are certified to be correct.

This the _____ day of _____, 2024.
Register of Deeds of Forsyth County by:

_____ Deputy/Assistant

MMYD DJD

EXHIBIT "A"

BEGINNING at a point lying in the southern right-of-way of Oak Summit Road and being the northwest corner of lot 14, Plat of J.C. Caudle Property, recorded in Plat book 12 at page 40, Forsyth County Register of Deeds office; running thence along the northern boundary of Oak Summit Road South $71^{\circ} 32' 35''$ East a chord distance of 114.73 feet to a point; running thence along a new line South $16^{\circ} 13' 56''$ West 298.79 feet to a point; running thence North $64^{\circ} 54' 00''$ West a chord distance of 132.02 feet along the northern boundary of lot 26, Plat of J.C. Caudle Property as described above; running thence North $19^{\circ} 25' 48''$ East 283.34 feet to a point lying in the southern right-of-way of Oak Summit Road and being the point and place of beginning. Said property being lots 13, 14 and an unnumbered lot immediately east of lot 13 as shown on map of J.C. Caudle Property, recorded in Plat book 12 page 40, Forsyth County Register of Deeds office.

MMYR D/D