



2024026790 00018

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$96.00

PRESENTED & RECORDED:
 08-12-2024 09:11:16 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPT

BK: RE 3820
PG: 3643-3645

GENERAL WARRANTY DEEDExcise Tax: 96.00

Tax Parcel ID No. _____ Verified by _____ County _____
 on the _____ day of _____, 20____ By: _____

Mail/Box to: _____

This instrument was prepared by: Thomas G. Jacobs, 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: _____

THIS DEED, made this the 9 day of AUGUST, 2024, by and between

GRANTOR: Nancy Thorne, unmarried
 whose mailing address is _____
 (herein referred to collectively as **Grantor**) and

GRANTEE: Santos Martin Cruz Escoto
 whose mailing address is _____
 (herein referred to collectively as **Grantee**) and

[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

See attached Exhibit A

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 1295, Page 440, and being reflected on plat(s) recorded in Map/Plat Book _____, page/slide _____.

All or a portion of the property herein conveyed x includes or _____ does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

By: _____ (SEAL)
Print/Type Name & Title: _____ Nancy Thorne

By: _____ (SEAL)
Print/Type Name & Title: _____

By: _____ (SEAL)
Print/Type Name & Title: _____

By: _____ (SEAL)
Print/Type Name & Title: _____

State of NC
County of Forsyth

(Official/Notarial Seal)

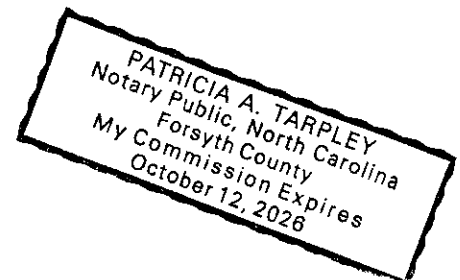
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Nancy Thorne

_____[insert name(s) of principal(s)].

Date: 8-9-24

Patricia A. Tarpley
PATRICIA A. TAPLEY Notary Public
Notary's Printed or Typed Name



My Commission Expires: 10/12/26

State of _____
County of _____

(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

_____[insert name(s) of principal(s)].

Date: _____

Notary Public
Notary's Printed or Typed Name

My Commission Expires: _____

"Exhibit A"

Being all of Lots 13, 14, 15, 16, 17 and 18, as shown on map entitled "Ferrell Heights, Section One" as surveyed and platted by J. E. Ellerbe, c.e., October 1952, which map is reported in the Office of the Forsyth County Register of Deeds, and to which map reference is hereby made for a more particular description. Being the same property recorded in Book 661 page 401, Forsyth County Registry from Economy Homes, Inc. to H.O. Thomas and wife Janie Hart Thomas.

Also being Lots 13, 14, 15, 16, 17 and 18 of "Ferrell Heights" Section No 1, recorded in Plat Book 16 Page 114.

Tax Parcel ID #: 6838-93-8805.000

Property address: 0 White Rock Rd., Winston-Salem, NC 27622