

2024026998 00072

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$154.00

PRESENTED & RECORDED
 08/13/2024 12:48:40 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3821
PG: 409 - 411

GENERAL WARRANTY DEEDExcise Tax: **\$154.00**

Tax Parcel ID No. **6837-68-9673.000** Verified by _____ County
 on the ____ day of _____, 20____ By: _____

Mail/Box to: **P.O. Box 1731, Winston-Salem, NC 27105**

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 **12** day of **August**, 20**24**, by and between

GRANTOR:**Sitna Sarai Ortiz Romero, unmarried**

whose mailing address is _____

(herein referred to collectively as **Grantor**) and**GRANTEE: The Do School**whose mailing address is **1445 Underwood Avenue, Winston-Salem, NC 27105**(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 **3333** Page **290**, and being reflected on plat(s) recorded in Map/Plat Book **3**, page/slide **82**.

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.

submitted electronically by "Law Office of Thomas G. Jacobs"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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: Sitna Sarai Ortiz Romero

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

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

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

State of NC
County of Forsyth

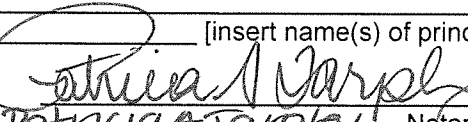
(Official/Notarial Seal)

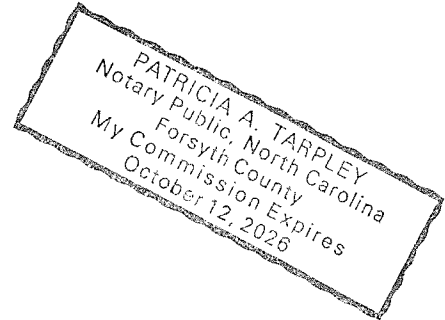
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Sitna Sarai Ortiz Romero

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

Date: 8-12-24


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



My Commission Expires:
10/12/24

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 known and designated as Lot No. 8, as shown on the Map of Motorville, Section No. 1, said Map being recorded in Plat Book 3, Page 82, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.