

2024027710 00001

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$400.00

PRESENTED & RECORDED
08/19/2024 08:03:43 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3821
PG: 4386 - 4389

GENERAL WARRANTY DEED

Excise Tax: \$400.00

Tax Parcel ID No. 6823-88-7141.000 Verified by _____ County
on the ____ day of _____, 20__ By: _____

Mail/Box to: grantee

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 16 day of August, 2024, by and between

GRANTOR: Van E. Key and spouse, Robin Stanley Key and Raymond H. Key, Jr. and spouse, Mary Gail Johnson Key and Jimmy D. Key, unmarried
whose mailing address is _____
(herein referred to collectively as **Grantor**) and

GRANTEE: Jose Luis Martinez Gonzalez and Yanet Hayes Amaro
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 3556, Page 2647, 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.

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: Van E. Key (SEAL)
Print/Type Name & Title: Van E. Key _____
Van E. Key

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

By: Raymond H. Key, Jr. (SEAL)
Print/Type Name & Title: Raymond H. Key, Jr. _____
Raymond H. Key, Jr.

By: Mary Gail Johnson Key (SEAL)
Print/Type Name & Title: Mary Gail Johnson Key _____
Mary Gail Johnson Key

By: Jimmy D. Key (SEAL)
Print/Type Name & Title: Jimmy D. Key _____
Jimmy D. Key

State of NC
County of Stokes

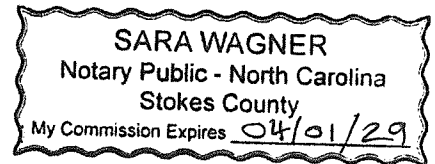
(Official/Notarial Seal)

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:

Van E. Key and Robin Stanley Key
_____ [insert name(s) of principal(s)].

Date: 08/13/24
Sara Wagner
Sara Wagner Notary Public
Notary's Printed or Typed Name

My Commission Expires:
04/01/29



State of NC
County of Stokes

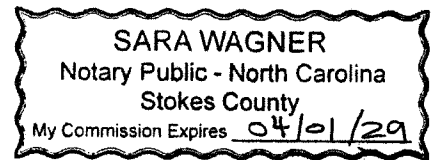
(Official/Notarial Seal)

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:

Raymond H. Key, Jr. and Mary Gail Johnson Key
_____ [insert name(s) of principal(s)].

Date: 08/13/24
Sara Wagner
Sara Wagner Notary Public
Notary's Printed or Typed Name

My Commission Expires:
04/01/29



State of N.C
County of mecklenburg

(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:
Jimmy D. Key

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

Date: 8/12/24

Dorinda Rickard
Dorinda Rickard Notary Public
Notary's Printed or Typed Name

My Commission Expires:

DORINDA RICKARD
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
June 29, 2027

SCHEDULE A

The Land is described as follows:

BEGINNING at an iron stake along the northern right of way line of Mill Drive, said iron stake marking the southeast corner of Tract 2 above; thence from said beginning point North 00° 32' 50" East 199.84 feet to an iron stake marking the northwest corner of the within described property and the northeast corner of Tract 2 above; thence South 88° 01' 20" East 20.38 feet to an iron stake; thence South 02° 55' West 11.01 feet to an iron stake; thence South 88° 01' 20" East 20.38 feet to an iron stake; thence South 02° 53' West 11.01 feet to an iron stake; thence South 89° 41' 40" East 16.99 feet to an iron stake; thence South 88° 33' 30" East 90.01 feet to an iron stake marking the northeast corner of the within described property; thence South 02° 09' 20" West 190.00 feet to an iron stake marking the southeast corner of the within described property and also being along the northern right of way line of Mill Drive; thence along the northern right of way line of Mill Drive North 88° 04' West 121.20 feet to an iron stake marking the point and place of BEGINNING and containing 23,681 square feet, more or less. This description is in accordance with a survey prepared by Michael E. Gizmaki, PLS dated August 16, 2000 (revized August 23, 2000)