

2024029859 00065

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$364.00

PRESENTED & RECORDED
09/04/2024 12:36:08 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3824

PG: 3074 - 3077

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$364.00 Recording Time, Book and Page
Parcel Identifier No. 6844-99-0065.000
Mail after recording to: McGuire & McGuire, P.O. Box 67, Thomasville, NC 27361
This instrument was prepared by: Mark L. McGuire, Attorney at Law

THIS DEED made this the 3rd day of September, 2024, by and between

GRANTOR

Eunice Sarahi Rosales, unmarried

Mailing Address: 4710 Topsail Ln, Apt 103, Winston-Salem, NC 27107

GRANTEE

Oneil Barrett

Mailing Address: 2709 Reid Street, Winston-Salem, NC 27107

Property Address: 2709 Reid Street, Winston-Salem, NC 27107

The 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, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

Submitted electronically by "Mark L. McGuire, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

See Exhibit "A" attached hereto

The property hereinabove described was acquired by instrument recorded in Book 3722, Page 2912, Forsyth County Registry.

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

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with 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 and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Power, telephone and utility, and drainage easements of record or those visible upon the ground, if any; Restrictions of record

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



(SEAL)

Eunice Sarahi Rosales

State of North Carolina
County of Davidson

I, the undersigned Notary Public of the County and State aforesaid, certify that the following person(s) appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Eunice Sarahi Rosales

Witness my hand and Notarial stamp or seal this 3rd day of September, 2024.



Notary Public

Mark L. McGuire

Typed or Printed Name of Notary Public

My Commission Expires:
12/09/2027

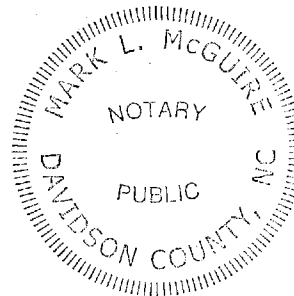


EXHIBIT A

**Lot 9, C.C. Reid property
2709 Reid Street**

Property Description:

BEGINNING at a point on the north side of Reid Street 100.00 feet east of Weavil Street and running thence easterly 50.00 feet along the north side of Reid Street to a point, and extending back northwardly between parallel lines in between Lots 8 and 10 a distance of 200.00 feet and being 50.00 feet at the rear. This property is also known and designated as **Lot 9 of C.C. Reid property**, a map and plat of which is recorded in **Plat Book 3, Page 86A** in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.

There is conveyed herewith all of the property described in the deed recorded in Book 3232, Page 3952, Forsyth County Registry.

This is the same property as described in Book 3232, Page 3952, Forsyth County Registry and is designated as Tax PIN 6844-99-0065.00 (Block 1905, Lot 009) on the Forsyth County tax maps.