

2024033017 00056

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

PRESENTED & RECORDED
 09/30/2024 12:07:58 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3828

PG: 2492 - 2494

GENERAL WARRANTY DEED

Excise Tax: **\$364.00**

Tax Parcel ID No. **5895-81-8719.000** 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 5th day of Sept, 2024 by and between

GRANTOR:

Grace Group, Inc., a North Carolina Corporation

whose mailing address is P.O. Box 545, Lewisville, NC 27023

(herein referred to collectively as **Grantor**) and

GRANTEE: Brenda Ruiz Herrera, unmarried woman

whose mailing address is 2809 S Main Street, Winston-Salem, NC 27127

(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 2899 Page 3726, and being reflected on plat(s) recorded in Map/Plat Book 3, page/slide 65A.

All or a portion of the property herein conveyed _____ includes or x 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 "SHOAF LAW FIRM PA"
 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.

Grace Group, Inc.

By: Ruth Ann Keller, President (SEAL)
 Print/Type Name & Title: Ruth Ann Keller, President

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

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

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

State of North Carolina
 County of Forsyth

(Official/Notarial Seal)

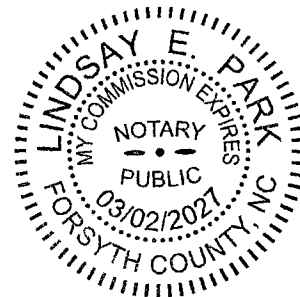
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Ruth Ann Keller, President of Grace Group, Inc.

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

Date: 9/5/2024

Lindsay E. Park
Lindsay E. Park Notary Public
 Notary's Printed or Typed Name



My Commission Expires:
3/2/2027

(Official/Notarial Seal)

State of _____
 County of _____

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 Lot No. 332, as shown on the map of CENTRAL TERRACE as same is recorded in Plat Book 3, Page 65A, in the Office of the Register of Deeds of Forsyth County, North Carolina.