

2024033550 00030

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$250.00

PRESENTED & RECORDED
10/03/2024 09:37:00 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3829
PG: 1013 - 1014

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: **\$250.00**

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No.

Mail after recording to: Grantee: 3700 Hastings Avenue, Winston Salem, NC 27127

This instrument was prepared by: The Chandler Firm, PLLC

THIS DEED made this 24th day of September, 2024 by and between

GRANTOR

Robert J. Gosh and spouse, Kirsten A. Gosh (a.k.a. Kristen A. Gosh)

GRANTEE

Jose Luis Vazquez-Garcia and Maria Vazquez

3700 Hastings Avenue, Winston Salem, NC 27127

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 and more particularly described as follows:

Being all of Lot 133, Williard Dale Development, as recorded in Plat Book 4, Page 165, Forsyth County Registry, North Carolina.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2854 Page 4000, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 4 Page 165 and referenced within this instrument.

The above described property does does not include the primary residence of the 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: All easements, restrictions, and rights of way of record, if any, and ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

Robert J. Gosh (SEAL)
Robert J. Gosh

Kirsten A. Gosh (SEAL)
Kirsten A. Gosh

NORTH CAROLINA GUILFORD COUNTY

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: **Robert J. Gosh and spouse, Kirsten A. Gosh**

Witness my hand and official stamp or seal, this the 3rd day of October, 2024.

My Commission Expires: 2/13/28

Ronald M Chandler
Notary Public

Print Notary Name: Ronald M. Chandler

