

2024034134 00053

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$70.00

PRESENTED & RECORDED
 10/08/2024 12:27:45 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
 BK: RE 3829
 PG: 4248 - 4250

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$70.00

Parcel Identifier No. 6803-45-1784.000

Verified by _____ County on the _____ day of _____, 20__

By: _____

Mail/Box to: Grantee at: 3659 Wyandotte Ave, Winston-Salem, NC 27127

This instrument was prepared by Heather J. Kiger, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description: Lot 66, Edgewood Farm, PB 19, PG 33, Forsyth County, North Carolina.

THIS DEED made this 8 day of October, 2024, by and between

GRANTOR	GRANTEE
<p style="text-align: center;">SOKPHORN RANDY RIN AND SOKNA MEN, husband and wife</p> <p>FORWARDING ADDRESS:</p> <p style="text-align: center;"><u>8377 TRALEE ROAD CLEMMONS, NC 27012</u></p> <p>PROPERTY ADDRESS IS _____ IS NOT <input checked="" type="checkbox"/> <u>X</u> GRANTOR'S PRIMARY RESIDENCE</p>	<p style="text-align: center;">SERGIO Y. FRANCO GRAJEDA and spouse, BRENDA L. LUNA CANO</p> <p>PROPERTY ADDRESS:</p> <p style="text-align: center;"><u>1707 JONESTOWN ROAD WINSTON-SALEM, NC 27103</u></p>

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 **FORSYTH** County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

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, other than the following exceptions: Subject to all easements, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2024 and subsequent years.

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

Randy (SEAL)
SOKPHORN RANDY RIN

Sokna (SEAL)
SOKNA MEN

State of North Carolina – County of Forsyth

I, DAVID CUMMINGS, a Notary Public of Forsyth County, State of North Carolina, certify that **SOKPHORN RANDY RIN** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 8 day of October, 2024.

(SEAL)

David Cummings NOTARY PUBLIC Forsyth County, NC My Commission Expires July 28, 2027
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[Signature] Notary Public
My Commission Expires: 07/28/2027

State of North Carolina – County of Forsyth

I, DAVID CUMMINGS, a Notary Public of Forsyth County, State of North Carolina, certify that **SOKNA MEN** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 8 day of October, 2024.

(SEAL)

David Cummings NOTARY PUBLIC Forsyth County, NC My Commission Expires July 28, 2027
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[Signature] Notary Public
My Commission Expires: 07/28/2027

EXHIBIT "A"

Lying and being in South Fork Township, Forsyth County, North Carolina, and being known and designated as Lot No. 66 as shown on the Map of Edgewood Farm as recorded in Plat Book 19 at Page 33, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description. Also, see plat recorded in the office of the Clerk of the Superior Court of Forsyth County in Plat Book 2, Page 54.