

2024035887 00164FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$22.00PRESENTED & RECORDED
10/22/2024 04:12:42 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3832

PG: 1123 - 1126

**NORTH CAROLINA
GENERAL WARRANTY DEED****Excise Tax: \$22.00****Parcel Identifier No.: 6804-69-0222.000**

Brief description for index:

Mail deed/taxes after recording to Grantee: **1263 Shoe Ridge Misson Road, Wilkesboro, NC 28697**This instrument was prepared by: **Patti D. Dobbins, Attorney at Law**THIS DEED made this 22nd day of October, 2024 by and between

GRANTOR: MICDARIS NATALIA BARCELO DE CHACON and OMAR LEONARDO CHACON MORONTA (a married couple) Address: 3203 Springside Drive Clemmons, NC 27012	GRANTEE: PHUONG IAN TNGUYEN and husband, JOHN A. NICHOLS Address: 0 Araminta Drive Winston Salem, NC 27104
---	---

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 Exhibit "A" attached hereto and incorporated herein by reference.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in **Book 3727, Page 1687, Forsyth County** Registry.

"This instrument prepared by: PATTI D. DOBBINS, 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."

submitted electronically by "Patti D Dobbins, Attorney at Law, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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

Does the above described property include the primary residence? YES NO

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:

Easements, restrictions, rights of way and declarations of record, if any.

Ad valorem taxes hereafter becoming due and payable.

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 by authority of its Board of Directors, the day and year first above written.

By: Micdaris Natalia Barcelo de Chacon (SEAL)
MICDARIS NATALIA BARCELO DE CHACON

SEAL-STAMP WENDY B. MILLER Notary Public Forsyth County, NC	STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u> I, <u>Wendy B Miller</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u> , do hereby certify that MICDARIS NATALIA BARCELO DE CHACON personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>22nd</u> day of <u>October</u> , 2024. My Commission Expires: <u>10/8/2029</u> <u>Wendy B Miller</u> Notary Public
--	--

By: OMAR LEONARDO CHACON MORONTA (SEAL)
OMAR LEONARDO CHACON MORONTA

SEAL-STAMP WENDY B. MILLER Notary Public Forsyth County, NC	STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u> I, <u>Wendy B Miller</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u> , do hereby certify that OMAR LEONARDO CHACON MORONTA personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>22nd</u> day of <u>October</u> , 2024. My Commission Expires: <u>10/8/2029</u> <u>Wendy B Miller</u> Notary Public
--	--

EXHIBIT A

TRACT I: Beginning at an iron, said iron stake being located in the Eastern right of way line of Araminta Drive, said iron also being located at the Southwest corner at the property heretofore conveyed by the grantor to E. R. Green, deed for same being recorded in Deed Book 905 at page 457, and running thence North 88 degrees 20 minutes East 201.0 feet to an iron; running thence North 3 degrees 15 minutes East 120 feet to an old iron; running thence ^{North} 87 degrees 47 minutes East 174.63 feet to an old iron in Snyder's West line; running thence with Snyder's West line South 0 degrees 39 minutes East 224.2 feet to an old iron; running thence South 81 degrees 34 minutes West 67.22 feet to an iron; running thence South 3 degrees 06 minutes West 200 feet to an old iron; running thence North 86 degrees 44 minutes West crossing a stream 225.7 feet to an old iron; running thence North 86 degrees 26 minutes West 126.95 feet to an iron; running thence North 2 degrees 59 minutes East 133.65 feet to an old iron in the Southern right of way line of Frandell Road; running thence with the southern right of way line of Frandell Road South 88 degrees 51 minutes East 29.7 feet to a point in the eastern right of way line of Araminta Drive; running thence with the Eastern right of way line of Araminta Drive North 3 degrees 02 minutes East 148 feet to the point and place of beginning and being a part of the property conveyed to the grantors herein by Frank T. Bailey, Jr. in Deeds recorded in Deed Book 862 at page 181 and 182.

**Less and except the property conveyed in deed Book 1451, Page 1615,
Forsyth County Registry, and more particularly described as:**

Beginning at an iron pipe in the eastern right of way of Araminta Drive and being the northwest corner of Richard A. Patton DB 1301-P1605 and the southwest corner of Clint F. Bodford DB 1044-P757; thence along the south line of said Bodford N 85° 47' E - 326.62' to an iron stake a new corner in Bodford's land; thence S03° 18' W 38.89' to an iron in said Bodford's east line and also being the northeast corner of said Patton; thence along Patton's north line N 87° 23' W 323.84' to the point of beginning, all bearings being magnetic and the parcel containing a calculated area of 0.144 acres by DMD.

**Also, less and except the property conveyed in deed Book 1301, Page
1603, Forsyth County Registry, and more particularly described as:**

Beginning at an iron, said iron stake being located in the Eastern right of way line of Araminta Drive, said iron also being located South 3° 2' West 60 feet from the Southwest corner of the property heretofore conveyed to E. R. Green, deed for same being recorded in Deed Book 905 at page 457, and running thence North 88° 22' East 324.3 feet to a point; running thence South 3° 6' West 191.7 feet to a point; running thence North 86° 30' West 323.0 feet to a point; running thence North 3° 2' East and falling in with the Eastern right of way line of Araminta Drive 162.7 feet to the point and place of beginning and being a portion of Tract I described in that certain deed to the grantors herein recorded in Deed Book 1044 at page 757 of the Forsyth County Registry.

Also, less and except the property conveyed in Deed Book 2312, Page 4799, Forsyth County Registry, and also known as Benathon Place recorded in Plat Book 45, Page 140, more particularly described as:

Beginning at an iron pin located in the eastern right-of-way line of Arminta Drive, said iron pin being located at the southwest corner of the property owned, now or formerly, by Thomas Paul Lusk and wife, Jill A. Lusk (Book 1745, Page 1836); thence with the southern line of said Lusk North 87-49-41 East 200.93 feet to an iron pin; thence with the eastern line of Lusk and continuing with the eastern line of property owned, now or formerly, by Robert S. Stern and wife, Donna L. Stern (Book 1125, Page 1777) North 02-42-15 East 119.97 feet to an iron pin located in the eastern line of said Stern, said iron pin also being the southwest corner of property owned, now or formerly, by Silas A. Manning, Jr. and wife, Gloria M. Manning (Book 1010, Page 49); thence with the southern line of Manning and continuing with the southern line of property owned, now or formerly, by Roy Eugene Stewart and wife, Barbara Ann Stewart (Book 939, Page 579) North 87-14-39 East 175.08 feet to an iron pin located at the southeast corner of said Stewart and being in the western line of property owned, now or formerly, by Dellwood Properties II, LLC (Book 1998, Page 1872); thence with the western line of said Dellwood Properties South 00-59-18 East 224.31 feet to an iron pin located at the southwest corner of said Dellwood Properties and being in the northern line of property owned, now or formerly, by Mar-Don Hills; thence with the northern line of said Mar-Don Hills South 80-29-02 West 66.47 feet to an iron pin marking the northwest corner of said Mar-Don Hills and being in the eastern line of Lot 5 of Frandale Place (Book 2107, Page 442); thence North 02-40-54 East 52.01 feet to an iron pin; thence North 06-36-28 West 36.48 feet to an iron pin; thence South 81-21-19 West 324.74 feet to the point and place of beginning and containing 0.96 acres, more or less, as shown on the survey entitled "Boundary Survey at Clint F. Bodford & Martha Bodford Property" prepared by Allied Associates, P.A. dated January 7, 2003, Job No. PA030101, reference to which is hereby made for a more particular description.

**Property Address: 0 Araminta Drive
Winston-Salem, NC 27104**