

**2024037185 00039**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$312.00**

PRESENTED & RECORDED  
11/01/2024 11:05:28 AM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: ANGELA BOOE, DPTY  
BK: RE 3834  
PG: 374 - 376

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax:\$312.00

Parcel Identifier No. 6827-79-3767.000

Mail after recording to: Grantee at address shown below

This instrument was prepared by: CLINT CALAWAY, 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

ADDRESS: 380 KNOLLWOOD STREET, SUITE G, WINSTON-SALEM, NC 27103

THIS DEED made this 1st day of November 2024 by and between

**GRANTOR**

**JEFFREY BAILEY AND WIFE, CATHY BAILEY aka CATHERINE BAILEY  
180 CREPE MYRTLE CIRCLE, WINSTON-SALEM, NC 27106**

**GRANTEE**

**LUIS RODRIGUEZ**

**PROPERTY ADDRESS: 4911 GERMANTON ROAD, WINSTON-SALEM, NC 27105  
MAILING ADDRESS: 488 CAMDEN RIDGE DR., WINSTON SALEM, NC 27105**

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:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF FULLY SET FORTH.

All or a portion of the property hereinabove described was acquired by Grantor by that instrument recorded in Book 2743, Page 2887, Forsyth County Registry.

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.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on the day and year first above written.

Jeffery Bailey (SEAL)  
JEFFERY BAILEY

Cathy Bailey (SEAL)  
CATHY BAILEY

STATE OF NORTH CAROLINA – FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that they signed the foregoing document: **JEFFERY BAILEY AND WIFE, CATHY BAILEY**. Witness my hand and official stamp or seal, this 1 day of November 2024.

My Commission Expires: 4/30/28

CLINTON CALAWAY  
NOTARY PUBLIC  
Forsyth County  
North Carolina  
My Commission Expires April 30, 2028

Clinton Calaway  
Notary Public

Print Notary Name: Clinton Calaway

**EXHIBIT "A"**

**BEGINNING** at an iron stake in the East margin of Germanton Road, being the Southwest corner of Gary F. Loggins (Deed Book 1449, Page 294); thence along the South line of Gary F. Loggins South 84 deg. 07 min. 22 sec. East 205.36 feet to an iron stake in the West line of Gary F. Loggins; thence along the West line of Gary F. Loggins South 08 deg. 42 min. 52 sec. West 74.01 feet to an iron stake and continuing South 08 deg. 42 min. 52 sec. 25.99 feet to an iron stake; thence North 84 deg. 07 min. 27 sec. West 205.37 feet to an iron stake in the East margin of Germanton Road; running thence along the East margin of Germanton Road North 08 deg. 42 min. 52 sec. East 25.16 feet to an iron stake; continuing thence along the East margin of Germanton Road North 08 deg. 42 min. 52 sec. East 74.84 feet to the point of **BEGINNING**.  
**Containing 20,510 square feet and being described in accordance with a private survey by John Richard Howard, R.L.S., dated November 17, 1992.**

**SAVE AND EXCEPT**, from the above described property is that certain 14 foot by 205 foot tract off the southern portion described in Deed Book 1960, Page 2495, Forsyth County Register of Deeds.