

2024042870 00068

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$40.00

PRESENTED & RECORDED
12/18/2024 11:39:33 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3841
PG: 1480 - 1482

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: **\$40.00**

Parcel Identifier No. 6981-00-8107.000

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 **19** day of December, 2024 by and between

GRANTOR

**BENJAMIN OVERTON (UNMARRIED)
3852 HANLEY WAY, WALKERTOWN, NC 27051**

GRANTEE

**HUELDIN EBELARTDO DIAZ MANTAR
239 KONNOAK VILLAGE CIRCLE, WINSTON-SALEM, NC 27127
SUBJECT PROPERTY : 7640 NC 65, BELEWS CREEK, NC 27009**

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 3829, page 340, Forsyth County Registry.

The above described property does does not include the primary residence of the Grantor.

submitted electronically by "Law office of Clint Calaway"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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.

Benjamin Overton (SEAL)
BENJAMIN OVERTON

_____ (SEAL)

STATE OF NORTH CAROLINA – FORSYTH COUNTY

I certify that the following persons personally appeared before me this day, acknowledging to me that they signed the foregoing document: **BENJAMIN OVERTON (UNMARRIED)**. Witness my hand and official stamp or seal, this 17 day of December, 2024.

My Commission Expires: 4/30/25

Notary Public
Print Notary Name: Clinton Calaway

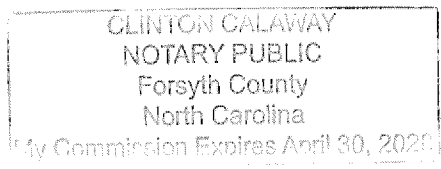


EXHIBIT "A"

Belaws Creek Township, Forsyth County, North Carolina:

BEGINNING at an iron stake at the southeast intersection of Highway No. 65 and a 30 foot road leading south as shown on the Map of the R. R. Jones and C. F. Neal Development, said map being recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Map Book 12, Page 172, said beginning point being the northwest corner of Lot No. 39; running thence with the east margin of said 30 foot road and the west line of Lot No. 39 in a southerly direction 182.6 feet to an iron stake in the line of said Lot No. 39, the corner of Elizabeth Mack's lot; thence with the line of said Mack lot crossing Lots 39 and 40, South 69° 50' East 33.9 feet to an iron stake in the line of said Mack's lot, said stake also being in the line of Lot No. 41; thence with the west line of Lot No. 41 in a northward direction 167.0 feet to an iron stake, the northwest corner of Lot 41 on the south margin of said Highway No. 65; thence with the south margin of said Highway in a westerly direction 100.0 feet to the place of BEGINNING, being known and designated as the major north portions of Lots Nos. 39 and 40 as shown on the above referred to map and being the identical property described in deed recorded in Book 1327, Page 847, Forsyth County Registry, and deed recorded in Book 1351, Page 544, Forsyth County Registry.