

2025005703 00084

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$350.00

PRESENTED & RECORDED

02/25/2025 12:31:45 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3849

PG: 4076 - 4078

GENERAL WARRANTY DEEDExcise Tax: \$350

Tax Parcel ID No. 6844-43-7738.000 & 6844-43-6894.000 Verified by _____ County
 on the ____ day of _____, 20____ By: _____

Mail/Box to: Grantee

This instrument was prepared by: Thomas G. Jacobs, 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.

Brief description for the Index: 2 tracts

THIS DEED, made this the 25 day of February, 2025, by and between**GRANTOR:**Bruce Lawson Sapp and spouse, Ginger H. Sapp

whose mailing address is _____

(herein referred to collectively as **Grantor**) and**GRANTEE:** Juan Vicente Gutierrez and spouse Paz Gutierrezwhose mailing address is 2505 Waterbury St., Winston-Salem, NC 27107property address: 2442 Waterbury St., Winston-Salem, NC 27107(herein referred to collectively as **Grantee**) and

[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

See attached Exhibit A

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 3705 Page 3226, and being reflected on plat(s) recorded in Map/Plat Book 13, page/slide 21.

All or a portion of the property herein conveyed _____ includes or X does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

submitted electronically by "Law Office of Thomas G. Jacobs"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

By: _____
Print/Type Name & Title: _____ Bruce Lawson Sapp (SEAL)

By: _____
Print/Type Name & Title: _____ Ginger H. Sapp (SEAL)

By: _____
Print/Type Name & Title: _____ (SEAL)

By: _____
Print/Type Name & Title: _____ (SEAL)

State of NC
County of Forsyth

(Official/Notarial Seal)

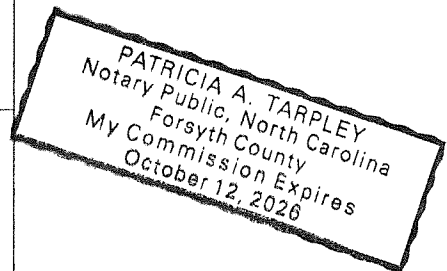
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Bruce Lawson Sapp and Ginger H. Sapp

[insert name(s) of principal(s)].

Date: 2/24/25

Patricia A. Tarpley
Notary's Printed or Typed Name



My Commission Expires:

10/12/2026

State of _____
County of _____

(Official/Notarial Seal)

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:

[insert name(s) of principal(s)].

Date: _____

Notary's Printed or Typed Name

My Commission Expires:

Attachment 1

Lot 1: BEING known and designated as Lot No. 4 on the Map of Mrs. Katherine Shore and Mrs. Carl B. Hine Property, said map recorded in the Office of the Register of Deeds of Forsyth County, N. C. in Plat Book 13, Page 21. Said lot fronts on the corner of Waterbury and Granite Streets and fronts on the Western side of Waterbury Street 120 feet and extends back on the Northern line 228 feet and on the Southern line along the Northern line of Granite Street 277 feet, being 37 feet in width on the rear line.

SAVE AND EXCEPT Parcel I and Parcel II as shown on Deed Book 1334, Page 599, Forsyth County Registry.

Lot 2: BEGINNING at an iron in the western right-of-way line of Waterberry Street, which beginning iron is 120 feet North of the intersection of Waterberry Street and Granite Street, said beginning point being the northeastern corner of Lot No. 4, as shown on map recorded in Plat Book 13 at page 21; running thence with the northern boundary line of Lot 4, S 72 deg. 18' W 149.60 feet to an iron; thence N 37 deg. 09' W 46.44 feet to an iron; thence along a new line N 75 deg. 21' E 152.23 feet to an iron in the western right-of-way line of Waterberry Street; thence along said right-of-way line S 35 deg. 47' E 38.0 feet to an iron, the point and place of BEGINNING, and being the southern most part of Lot No. 3 as shown on the above referenced Plat Book and being a 5,936 square foot portion of said lot.