

2025007146 00163

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$370.00

PRESENTED & RECORDED
 03/06/2025 03:56:43 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3851

PG: 3609 - 3610

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **\$ 370.00**

Parcel Identifier Number: **6882-75-0913.000**

Mail/Box to: Grantee at: 8912 Clear Springs Road, Oak Ridge, NC 27310

This instrument was prepared by: GALLIMORE LEVY CHRISAWN GALLIMORE, PLLC (Aaron R. Davis)

Brief description for the Index: Lot 1, BK B, SEC 1, Cedarwood Hills; PB 23, PG 47

THIS DEED made this 6 day of MARCH 2025, by and between:

GRANTOR

Donna Santora
unmarried

Mailing Address:
 906 Havenridge Drive
 High Point, NC 27265

GRANTEE

Greenpoint Capital, LLC
A North Carolina Limited Liability Company

Mailing Address:
 8912 Clear Springs Road
 Oak Ridge, NC 27310

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership. 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 the CITY OF _____, TOWNSHIP OF **ABBOTTS CREEK**, **FORSYTH** COUNTY, North Carolina and more particularly described as follows:

Being all of Lot 1, Block B, Section 1, of Cedarwood Hills, as shown on the map recorded in Plat Book 23, Page 47, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Property Address: 200 Cedarwood Trail, High Point, NC 27265

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3375 Page 1452.

All or a portion of the property herein conveyed ☒ includes OR ☐ does not include the primary residence of a Grantor.

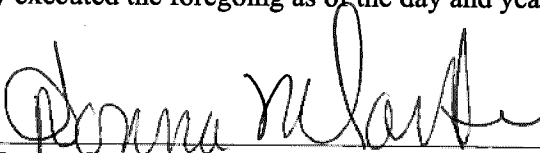
A map showing the above described property is recorded in Plat Book 23, Page 47.

submitted electronically by "Gallimore Levy Chrisawn Gallimore PLLC"
 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, other than the following exceptions: *All rights of way, easements and enforceable restrictions, if any, of record.*

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


Donna Santora (SEAL)

STATE OF NORTH CAROLINA

COUNTY OF GUILFORD

I, Aaron R. Davis, a Notary Public of the above State and Randolph County certify that **DONNA SANTORA** personally appeared before me this day and at the same time and place all of the following occurred: (a) the aforesaid individual appeared in person before me; (b) the aforesaid individual was personally known to me, or identified by my through satisfactory evidence; and (c) the aforesaid individual either indicated and acknowledged to me that the signature on the above document was his/hers or signed the above document while in my physical presence, and while being personally observed by me doing so.

DATE: 3-6-25


NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-20-28



(OFFICIAL SEAL)