

2025011815 00158

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$340.00

PRESENTED & RECORDED
 04/11/2025 02:43:39 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST

BK: RE 3857

PG: 3159 - 3161

GENERAL WARRANTY DEED

Excise Tax: \$340.00

Tax Parcel ID No. 6844-26-1411.000 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:

THIS DEED, made this the 9 day of April, 2025, by and between

GRANTOR:

Grace Group, Inc.

whose mailing address is PO Box 545, Lewisville, NC 27023
 (herein referred to collectively as **Grantor**) and

GRANTEE: Blanca Jessenia Flores Rodriguez, unmarried

whose mailing address is 1322 Bretton 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 2885 Page 1666, and being reflected on plat(s) recorded in Map/Plat Book 3, page/slide 11.

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.

Grace Group, Inc.

By: Ruth Ann Keller, President (SEAL)
 Print/Type Name & Title: Ruth Ann Keller, President

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

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

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

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:

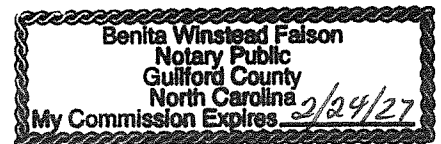
Ruth Ann Keller, President of Grace Group, Inc.

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

Date: 4/9/2025

Benita Winstead Faison

Benita Winstead Faison Notary Public
 Notary's Printed or Typed Name



My Commission Expires:
2/24/2027

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 Public
 Notary's Printed or Typed Name

My Commission Expires:

Exhibit A

Beginning at an iron stake in the South margin of Bretton Street (formerly Soissons Street), said iron stake also being located in the Northwest corner of Lot 5 as shown on the map of a part of the C.F. Nissen Estate recorded in Plat Book 3, Page 11, Block "G"; thence with Lot 5 South 3 deg. 46' 03" West 199.72 feet to an iron; thence North 84 degrees 42 minutes 13 seconds West 47.99 feet to a point; thence North 4 degrees 05 minutes East 200.01 feet to an iron in the South margin of Bretton Street; thence with said street South 84 degrees 59 minutes 00 seconds East 47.07 feet to the place of Beginning and being known as Lot 4, Block "G" on the map of a part of the C.F. Nissen Estate, recorded in Plat Book 3, Page 11, Forsyth County Registry, reference to which is made for a more particular description. Said property also being shown on Plat of Survey by Larry L. Callahan, L-2499 Dated June 2, 1987 and bearing Job No. 4223-1 reference to which is also made for a more particular description.