

**2021001002 00091**

FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX  
**\$625.00**

PRESENTED & RECORDED  
01/08/2021 09:50:00 AM  
**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: ANGELA BOOE  
DPTY

**BK: RE 3578**  
**PG: 3356 - 3357**

**NORTH CAROLINA GENERAL WARRANTY DEED**

**Excise Tax: \$625.00**

**Tax Parcel Identification Number: 6807-87-9075.000**

**This instrument was prepared by: T. Lawson Newton, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.**

**Address of the Grantee: 3843 Rutherford Court, Winston-Salem, NC 27106**

**Property address: 3843 Rutherford Court, Winston-Salem, NC 27106**

**Brief description for the Index: Lot 3, Rutherford**

---

THIS DEED made this 7th day of January, 2021 by and between

**GRANTOR**

**CLAYTON PROPERTIES GROUP INC.,  
a Tennessee Corporation**

**5000 Clayton Road  
Maryville, TN 37804**

**GRANTEE**

**JOHNNY ALONSO RODRIGUEZ and spouse  
MISOL MARI RODRIGUEZ**

**3843 Rutherford Court  
Winston-Salem, NC 27106**

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 County of **FORSYTH**, State of North Carolina and more particularly described as follows:

**BEING KNOWN AND DESIGNATED as Lot 3, as shown on the PLAT of RUTHERFORD, as recorded in Plat Book 70, Page 110, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.**

This conveyance is made subject to the Declaration of Covenants, Conditions and Restrictions recorded in Book 3481 Page 1622, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made. See the Declaration as it may be amended, for the content thereof.

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.

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

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: subject to easements and restrictions of record, if any; and 2020 property taxes.

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

CLAYTON PROPERTIES GROUP, INC.

By: [Signature] (SEAL)  
STEPHEN L. JOHNSON, Assistant Secretary

STATE OF South Carolina

COUNTY OF Richland

I, Chelsea L Hawkins, a Notary Public for the County of Richland and State of SC, do hereby certify **STEPHEN L. JOHNSON, Assistant Secretary of CLAYTON PROPERTIES GROUP, INC.**, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by them for the purposes therein stated.

Witness by name and Notarial stamp this 7th day of January, 2021.

[Signature]  
Notary Public  
Name: Chelsea L Hawkins  
My Commission Expires: 10/06/27

