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FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$135.00

PRESENTED & RECORDED
12/02/2022 02:31:34 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3731

PG: 608 - 609

Prepared by: Ralph A. Evans
Mail to Grantee: 6311 Cloud Road, Julian, NC 27283
Grantor Address: 2092 Stillwater Road Newton, NJ 07860
Revenue: \$135.00

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made and entered into this 23rd day of November, 2022 by Nelson S. Diaz and wife, Nilda Diaz, hereinafter referred to as "Grantors" and Hall Realty Results, LLC, a North Carolina Limited Liability Company (a one-half (½) undivided interest), and New Vision Trust CFBO David Pacey IRA (a one-half (½) undivided interest), hereinafter referred to as "Grantees", whether on or more individuals or corporations or other entity.

WITNESSETH:

THAT the Grantors, for a valuable consideration to them in hand paid by the Grantees, receipt of which is hereby acknowledged, have bargained and sold and by these presents do grant, bargain, sell, convey, and transfer unto the Grantees in fee simple that certain tract, lot, or parcel of land located in Broadbay Township, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED AS LOTS 45 AND 46 AS SHOWN ON THE MAP OF M.D. SMITH ESTATE AS RECORDED IN PLAT BOOK 2 AT PAGE 35A IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

Being that same property conveyed to Nelson S. Diaz and Neil Diaz by deed recorded in Deed Book 3509, Page 3830, Forsyth County Registry.

Property address: 2220 Cline Street, Winston-Salem, NC 27107

PIN: 6844-66-8894.000

All or a portion of the property herein conveyed does not include the primary residence of the Grantors.

TO HAVE AND TO HOLD the aforesaid tracts or parcels of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

And the Grantors covenant with the Grantees, that the Grantors are seized of said property in fee simple, have the right to convey the same in fee simple, that the title is marketable and free and clear of all encumbrances, and the Grantors will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Easements, rights of way, restrictions of record and any unpaid ad valorem taxes.

IN WITNESS WHEREOF, the Grantors have duly executed the foregoing and have hereunto set their hands and seals as of the day and year first above written.

Nelson S. Diaz (SEAL)
Nelson S. Diaz

Nilda Diaz (SEAL)
Nilda Diaz

STATE OF Florida
COUNTY OF Broward

I, the undersigned Notary Public of the County or City of Marietta and State aforesaid, certify that Nelson S. Diaz and Nilda Diaz personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 30 day of November, 2022.



AURIYANNA HOWARD
Commission # HH 325295
Expires October 24, 2026

Auriyanna Howard Notary Public
Notary's Printed or Typed Name

My Commission Expires: 10-24-26
(Affix Seal)