

**2023016556 00119**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$650.00**

PRESENTED & RECORDED  
 05/18/2023 03:35:50 PM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: ANGELA BOOE, DPTY  
**BK: RE 3754**  
**PG: 2849 - 2851**

**NORTH CAROLINA GENERAL WARRANTY DEED****Excise Tax: \$650.00**

Parcel Identifier No. **6843663410** Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 By: \_\_\_\_\_

Mail/Box to: Grantee: 110 Royal Oaks Drive Winston Salem, NC 27107

This instrument was prepared by: **Richard L. Cox, Gavin & Cox, Attorneys 113 Worth Street, Asheboro, NC 27203 (L)**  
**This instrument was prepared by Richard L. Cox, 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 **11TH** day of **MAY 2022**, by and between

GRANTOR	GRANTEE
<b>O &amp; G HOMES, LLC</b> <b>A NC LIMITED LIABILITY COMPANY</b>	<b>DANIEL FULK AND SPOUSE,</b> <b>LYRA FULK</b>
	<b>PROPERTY ADDRESS:</b> <b>110 ROYAL OAKS DR</b> <b>WINSTON SALEM, NC 27107</b>

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 \_\_\_\_\_, **WINSTON SALEM** Township, **FORSYTH** County, North Carolina and more particularly described as follows:

**See Exhibit "A" attached hereto and incorporated herein by reference**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3747, Page 1859

**PLEASE INITIAL:**

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

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:

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

**O & G HOMES, LLC**

(Entity Name)

By: German Olivo Garcia

**Name & Title: German Olivo Garcia, Member/Manager**

By: \_\_\_\_\_

Name & Title: \_\_\_\_\_


By: \_\_\_\_\_

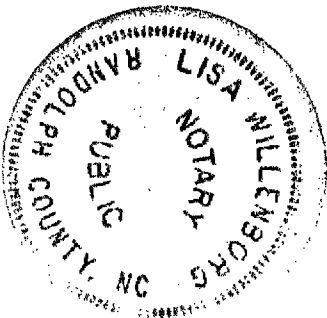
Name & Title: \_\_\_\_\_

State of NORTH CAROLINA - County or City of RANDOLPH

I, the undersigned Notary Public of the County or City of Randolph and State aforesaid, certify that **German Olivo Garcia** personally came before me this day and acknowledged that he is the Member/Manager of **O & G HOMES, LLC**, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 12<sup>th</sup> day of **MAY** 2023.

My Commission Expires: **April 1, 2028**  
(Affix Seal)

  
**Lisa Willenberg** Notary Public  
Notary's Printed or Typed Name



**EXHIBIT "A"**

Daniel Fulk

Winston-Salem Township, Forsyth County, North Carolina  
 110 Royal Oaks Drive, Winston-Salem, NC 27107

**BEGINNING** at a point in the center of the right of way of Royal Oaks Drive, a private street, at the northern corner of Donald and Patricia Sunday (see Deed recorded in Book 2150 at Page 2147); running thence South 13-25-28 West 25.02 feet to an iron in the south right of way line of Royal Oaks Drive; running thence South 24-01-24 West 155.04 feet to an iron; running thence South 01-44-58 East 108.95 feet to an iron in the north line of Fellowship Baptist Church (see deed recorded in Book 854 at Page 131); running thence with the north line of said church property North 86-24-49 West, crossing an iron at 139.84 feet, a total distance of 306.77 feet to an iron; running thence North 08-36-20 West 220.15 feet to an iron; running thence North 81-40-30 East, crossing an iron at 160.18 feet, a total distance of 315.53 feet to a point in the center line of the right of way of Royal Oaks Drive; and running thence in a curve to the right a chord course and distance of South 85-14-38 East 92.83 feet to the **BEGINNING**. Containing 2.004 acres; more or less, according to a survey made by David Bradley Coe, PLS, on 8-27-2002. Being informally known as Lots 202 and 203 as shown on the Forsyth County Maps as presently constituted.

The above described lot is subject, to and has mutual use of a 50' private right of way for ingress, egress, regress, and utilities, the center of which is described as follows:

**BEGINNING** at a point in the north right of way for Teague Road (SR 2705), said point being located South 67-45-56 West 28.63 feet from an existing iron pipe, the southwest corner of Dennis C. Richardson (Deed Book 1861, Page 324); thence North 16-54-50 West 185.57 to a point; thence on a curve to the left, said curve having a radius of 239.34 feet, a chord bearing and distance of North 57-37-10 West 300 feet to a point; thence South 81-40-29 West 155.34 feet to the terminus, said right of way extending 25 feet on each side of the above described centerline.