

**2023030150 00028**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$490.00

PRESENTED &amp; RECORDED

09/01/2023 09:34:05 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3771

PG: 900 - 902

**NORTH CAROLINA  
GENERAL WARRANTY DEED**Excise Tax: **\$490.00**

Parcel Identifier No. 6887-59-6481.000

Mail after recording to: Grantee at address shown below

This instrument was prepared by: CLINT CALAWAY, A LICENSED NORTH CAROLINA ATTORNEY. DELINQUENT TAXES, IF ANY TO BE PAID BY CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT OF CLOSING PROCEEDS

ADDRESS: 380 KNOLLWOOD STREET, SUITE G, WINSTON-SALEM, NC 27103

THIS DEED made this **24** day of August, 2023 by and between**GRANTOR****CARMEN JOHN ALVARO AND WIFE, JACQUELINE RAE ALVARO  
1107 MOUNT OLIVE LANE, FORNEY, TX 75126****GRANTEE****RUHIN QASEMI AND ROBINA TAHERI  
8150 VANCE ROAD, KERNERSVILLE, NC 27284**

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 and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF FULLY SET FORTH.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2079, Page 2019, Forsyth County Registry.

The above described property ☒ does ☐ does not include the primary residence of the Grantor.Submitted electronically by "Law Office of Clint Calaway"  
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.

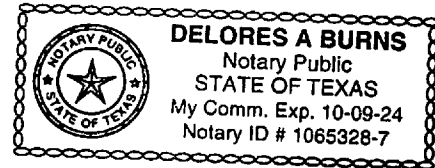
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on the day and year first above written.

*Carmen John Alvaro* (SEAL)  
CARMEN JOHN ALVARO

*Jacqueline Rae Alvaro* (SEAL)  
JACQUELINE RAE ALVARO

STATE OF *Texas* - *Rockwall* COUNTY



I certify that the following person personally appeared before me this day, acknowledging to me that they signed the foregoing document: CARMEN JOHN ALVARO AND WIFE, JACQUELINE RAE ALVARO. Witness my hand and official stamp or seal, this *24* day of August, 2023.

My Commission Expires:

*October 9, 2024*

*Delores A. Burns*  
Notary Public

Print Notary Name:

*Delores A. Burns*

## EXHIBIT A

**BEGINNING** at an iron stake located in the western margin of Vance Road and in the southwest corner of the intersection of Vance Road and Cedar Creek Drive and thence from said stake with the margin of Vance Road South  $09^{\circ} 26'$  East 115.0 feet to a stake; thence South  $88^{\circ} 33'$  West 181.38 feet to a stake; thence North  $06^{\circ} 05'$  West 115.0 feet to a stake in the south margin of Cedar Creek Drive; thence North  $88^{\circ} 33'$  East 175.0 feet to a stake the point and place of **BEGINNING** and being a portion of Lot 27 of Cedar Creek, Plat Book 26, Page 157, Forsyth County Registry.