

2021036688 00171

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$365.00

PRESENTED & RECORDED
07/09/2021 02:07:52 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE
DPTY

BK: RE 3624
PG: 923 - 925

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$365.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 6804-31-4925

Mail to Grantee: 1195 Castlegate Drive, Winston Salem, NC 27103

**This instrument was prepared by Gary J. Bowers, Plyler & Waterhouse, PLLC, 175 W. Guilford Street,
Thomasville, NC 27360**

THIS DEED made this 9th day of July, 2021 by and between

GRANTOR

V & T Parntership, a North Carolina Limited Liability Company

9441 Horse Creek Run
Kernersville, NC 27284

GRANTEE

Suzanne M. Riddle

1195 Castlegate Drive
Winston Salem, NC 27103

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 Forsyth County, North Carolina, and more particularly described as follows: **See Attached Exhibit "A"**

Submitted electronically by "Plyler & Waterhouse, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

*The above described property _____ **does/** x **does not** include the primary residence of the 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.

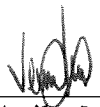
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons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

Title to the property hereinabove described is subject to the following exceptions:

All easements and rights of way for public roadways and public utilities appearing of record and/or located upon the premises.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, or, if corporate, has caused this Deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

V&T Partnership, LLC

By:  (SEAL)
Venus Avila, Managing Member

NORTH CAROLINA
COUNTY of Davidson

I, the undersigned Notary Public, do hereby certify that Venus Avila, personally came before me this day and acknowledged that she is Managing Member of Venus Avila, LLC a Limited Liability Company, and that she as Managing Member, being authorized to do so, executed the foregoing on behalf of the corporation.

WITNESS my hand and official seal, this 9th day of July, 2021.


Notary Public

My commission expires: 03-23-2022

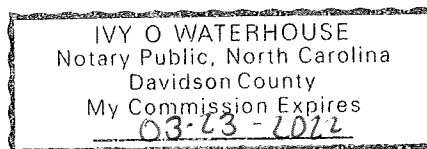


EXHIBIT A

BEING KNOWN AND DESIGNATED as Lot 40 as shown on map of SALEM MEADOWS, SECTION 1, as recorded in Plat Book 25, Page 16, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Together with improvements located thereon; said property being located at 1195 Castlegate Drive, Winston-Salem, North Carolina.