

2024002681 00120

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$64.00

PRESENTED & RECORDED
 01/29/2024 03:20:40 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3790
PG: 3227 - 3228

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$64.00

PIN: 6834-94-1602.000

Mail/Box to: Grantee: 3111 Lauren Hill Court, Winston-Salem, NC 27127

This instrument was prepared by: T. Dan Womble, Attorney

Brief description for the Index: Lot 37 Plat of land owned by Duffy and Hahn known as F.M. Hahn Property, PB 7, Pg 21, FCR

THIS DEED made this 25th day of January, 2024 by and between

GRANTOR

**Margaret L. Rafferty, Sole Surviving Trustee of
 The John G. Rafferty Trust, UTD 3/23/1999
 1334 Forge Mill Road
 King, NC 27021**

GRANTEE

**Basil F. Qaqish (married) and
 Naser M. Zaitawi (married)
 3111 Lauren Hill Court
 Winston-Salem, NC 27127**

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:

BEING KNOWN AND DESIGNATED AS LOT NO. THIRTY-SEVEN (37), on plat of land formerly owned by Duffy and Hahn and known as F.M. Hahn property as surveyed and platted by J.E. Ellerbe, C.E. plat of which is recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Plat Book 7, at Page 21, reference to which is hereby made for a more particular description.

Property address: 832 E. Brookline Street, Winston-Salem, NC 27107

The property hereinabove described was acquired by Grantor by Deed Book 2305, Page 568, Forsyth County Registry.

All or a portion of the property herein conveyed ____ includes or xx 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: easements and restrictions of record; violated zoning ordinances, if any, 2024 taxes are to be pro-rated.

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

The John G. Rafferty Trust, UTD 3/23/1999

By: Margaret L. Rafferty (SEAL)
Margaret L. Rafferty, Sole Surviving Trustee

State of North Carolina - County of Davidson

I, the undersigned Notary Public of the County of Davidson and State aforesaid, certify that Margaret L. Rafferty, Sole Surviving Trustee of the John G. Rafferty Trust, UTD 3/23/1999 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 25th day of January 2024

My Commission Expires:
(Affix Seal)

07/13/28

Chasity Small
Chasity Small Notary Public
Notary's Printed or Typed Name

