



2017050959 00199
FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
12-27-2017 11:15:20 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST

BK: RE 3384
PG: 996-997

NORTH CAROLINA GENERAL WARRANTY DEED
DEED OF GIFT

Excise Tax: NTC

Parcel Identifier No. Verified by Forsyth County on the ___ day of _____, 2017
By: _____

Mail/Box to: Holton Box 66

This instrument was prepared by: Lynne R. Holton, Esq. NO TITLE SEARCH REQUESTED OR PERFORMED

Brief description for the Index: Lot 4, Desiree Acres

THIS DEED made this 27th day of December, 2017, by and between

GRANTOR
Naceur Fennich and wife, Zainab Bouayad

GRANTEE
Fouzia Marrakchi Benjaafar
Property Address: 5164 Asia Chanel Drive
Winston-Salem, NC 27105
Mailing Address: 4260 Brownsboro Road, Apt. A36
Winston-Salem, NC 27106

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 Grantor's interest in and to that certain lot or parcel of land situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

Being known and designated as Lot 4 as of Desiree Acres as originally recorded in Plat Book 49, Page 83 and re-recorded in Plat Book 50, Page 139 of the Forsyth County Registry, reference to said plat maps is hereby made for a more particular description.

This property is not the primary residence of one or more of the Grantors.

For back title, see Book 2893, Page 2949, Forsyth County Registry

A map showing the above described property is recorded in Plat Book 50, Page 139, Forsyth County Registry.

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, rights-of-way and restrictions of record, if any.

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

Naceur Fennich (SEAL)

Zainab Bouyad (SEAL)

State of North Carolina - County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Naceur Fennich and Zainab Bouyad.

Date: 12/27/2017

Lynne R. Holtton
Notary Public

Lynne R. Holtton
Print Name

My commission expires: 2/5/2022

