

2020052513 00125

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$500.00
PRESENTED & RECORDED
11/18/2020 11:54:45 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA M THOMPSON
DPTY

BK: RE 3567
PG: 789 - 790

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$500.00

Parcel Identifier No. _____ Verified by _____ County on the ____ day of _____, 20__
By: _____

Mail/Box to: Grantee: _____

This instrument was prepared by: Donato Law, PC, 2016-A New Garden Road, Greensboro, NC 27410

Brief description for the Index: LOT 367, SEC 4, Abington

THIS DEED made this 18th day of November, 2020, by and between

GRANTOR
Elizabeth Zaballa & spouse
Douglas Zaballa
Forwarding Address:
123 Julian Pond Lane
Kernersville, NC 27284

GRANTEE
Katherine Elizabeth Nelson & spouse
Hien Tuan Rom
Property & Mailing Address:
1549 Chimney Rock Dr.
Kernersville, NC 27284

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, parcel of land or condominium unit situated in the City of Kernersville, _____ Township, FORSYTH County, North Carolina and more particularly described as follows:

Being known and designated as Lot No. 367, as shown on the Map of Abington, Section Four, Plat of which is recorded in Plat Book 31 at Page 31, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2590 page 615.
All or a portion of the property herein conveyed X includes or does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 31 page 31.

**submitted electronically by "Donato Law, PC"
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, other than the following exceptions:
All easements, rights-of-way, and restrictions of record or visible upon the described property, and to ad valorem taxes for the current year.

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

(Entity Name) _____ Print/Type Name: Elizabeth Zaballa (SEAL)

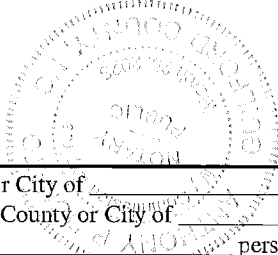
By: _____
Print/Type Name & Title: _____ Print/Type Name: Douglas Zaballa (SEAL)

By: _____
Print/Type Name & Title: _____ Print/Type Name: _____ (SEAL)

By: _____
Print/Type Name & Title: _____ Print/Type Name: _____ (SEAL)

State of North Carolina - County or City of Windsor
I, the undersigned Notary Public of the County or City of Windsor and State aforesaid, certify that Elizabeth Zaballa and spouse, Douglas Zaballa 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 18th day of November, 2020.

My Commission Expires: 3/25/23
(Affix Seal) _____
Notary's Printed or Typed Name: Henry P. Surr Notary Public



State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ 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 _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal) _____
Notary's Printed or Typed Name: _____ Notary Public

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that _____ he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), 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 _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal) _____
Notary's Printed or Typed Name: _____ Notary Public