2021043798 00098
FORSYTH CO. NC FEE $26.00
STATE OF NC REAL ESTATE EXTX
$50.00
PRESENTED & RECORDED
08/13/2021 11:22:32 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B POLLOCK
DPTY
BK: RE 3632
PG: 4234 - 4236

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: $50.00

PIN: 6833-89-4715.000

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

This instrument was prepared by: T. Dan Womble, Attorney at Law – no title search or closing. Deed preparation only.

Brief description for the index: Pt Lot B, Dr. F.N. Tomlinson, Plat Book 11, Page 114

THIS DEED made this 12 day of August, 2021 by and between

GRANTOR	GRANTEE
Margaret L. Rafferty, Trustee of **The John G. Rafferty Trust** **UTD 23rd day of March, 1999** **140 Cove Road** **Southmont, NC 27351**	**Basil Qaqish** **3111 Lauren Hill Ct** **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 parcels of land situated in Forsyth County, North Carolina and more particularly described as follows:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO.

Property address: 3620 Lambeth Drive, Winston-Salem, NC

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2173, Page 2516, 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.

Submitted electronically by "T Dan Womble Attorney"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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Printed by Agreement with the NC Bar Association

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, if any; violated zoning ordinances, if any.

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

The John G. Rafferty Trust

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

State of North Carolina - County of Forsyth

I, T. Daniel Womble the undersigned Notary Public of the County of Davie and State aforesaid, certify that Margaret L. Rafferty, Trustee of The John G. Rafferty Trust 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 12 day of August, 2021.

My Commission Expires:_____
(Affix Seal)

T. DANIEL WOMBLE
NOTARY PUBLIC
Davie County
North Carolina
My Commission Expires August 5, 2023

T. Daniel Womble Notary Public
Notary's Printed or Typed Name

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EXHIBIT "A"

Beginning at an iron stake in the west line of Lambeth Street, which said iron stake is 50 feet south from the southwest intersection of Lambeth and Eden Streets, same being the southeast corner of a lot deeded to Wade A. Key and wife and recorded in Deed Book 621, Page 321, in the Office of the Register of Deeds of Forsyth County, North Carolina, and running thence along the south line of said lot deeded to Wade A. Key and wife, South 86° 18' West 154.49 feet to an iron stake in the east line of a 28.99 foot alley; thence along the east line of said alley, South 10° 39' East 50 feet to an iron stake; thence North 86° 18' East 147.04 feet to an iron stake in the west line of Lambeth Street; thence along the west line of Lambeth Street, North 2° 35' East 50 feet to the point and place of beginning, the same being a portion of Lot B as set out upon the map of the property of Dr. F. N. Tomlinson, recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 11, Page 114, and being a portion of that property described in Deed Book 639, Page 31, in the Office of the Register of Deeds of Forsyth County, North Carolina and being the identical property described in Book 1235 at Page 1012, Forsyth County Registry.

Address: 3620 Lambeth St, Winston-Salem, NC 27107