

2023004073 00012

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$180.00

PRESENTED & RECORDED
 02/08/2023 09:11:54 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3739
PG: 3240 - 3242

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$180.00

Parcel Identifier No.: 6863-47-6571

Mail after recording to: Angel Daniel Solis Contreras and Heather Maureen Solis, 101 Woodgate Circle, Winston-Salem, NC 27107

This instrument was prepared by: Apple Payne Law, PLLC, 190 Charlois Boulevard, Winston-Salem, NC 27103

Brief Description from the Index: Lot No.1, Wood Gate

THIS DEED made this 1st day of February, 2023, by and between

GRANTOR

Richard W. Barlow and Karen A. Barlow, husband and wife

1544 Old Coach Road
 Kernersville, NC 27284

GRANTEE

Angel Daniel Solis Contreras and Heather Maureen Solis,
 husband and wife

101 Woodgate Circle
 Winston-Salem, NC 27107

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 , City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

The property herein described ☐ is or ☒ is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 1858, Page 336, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 27, Page 74, and referenced within this instrument.

Submitted electronically by "Apple Payne Law, PLLC"
 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 except for the exceptions hereinafter stated.

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

Subject to easements, restrictions, and rights of way of record, if any, and 2023 ad valorem taxes to be prorated to date of closing.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.



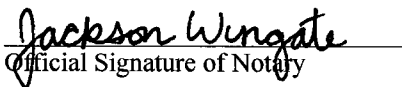
Richard W. Barlow



Karen A. Barlow

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I, Jackson Wingate, Notary Public, do hereby certify that Richard W. Barlow and Karen A. Barlow personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 15th day of February, 2023.


Official Signature of Notary

My Commission Expires: 7/20/27



Exhibit "A"

Lot No. 1 as shown on the Map of WOOD GATE recorded in Plat Book 27, Page 74, in the Office of the Register of Deeds of Forsyth County, North Carolina

Together with all rights and easements appurtenant to said lot as specifically enumerated in the Declaration of Covenants, Conditions and Restrictions issued by POPE REALTY, INC., and recorded in Book 1272, at Page 1514, in the Office of the Register of Deeds of Forsyth County, North Carolina; and membership in WOOD GATE HOMEOWNERS ASSOCIATION, INC., and together with all rights and easements reserved by the grantor in deed to WOOD GATE HOMEOWNERS ASSOCIATION, INC., recorded in Book 1272, Page 1534, Forsyth County Registry. Subject to the regular monthly assessments and special assessments, limitations, and rules reserved in said Declaration of Covenants, Conditions and Restrictions. The Declaration of Covenants, Conditions and Restrictions is incorporated herein by reference. By way of illustration and not by way of limitation, said Declaration provides for: (1) Annexation of additional Properties; (2) Property rights of members and their invitees in Association land including the Common Area; (3) obligations of members for regular monthly assessments and special assessments and effect of nonpayment thereof; (4) Limitations upon use of Common Area; (5) Obligations of Association for maintenance; and (6) Restrictions (6) Restrictions upon use of the land conveyed herewith.

Tax Parcel Number: 6863-47-6571

Property Address: 101 Woodgate Circle, Winston-Salem, NC 27107