

2019045783 00142
FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$330.00
PRESENTED & RECORDED
11/13/2019 02:09:59 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST
BK: RE 3492
PG: 3851 - 3852

NORTH CAROLINA GENERAL WARRANTY DEED

EXCISE TAX: \$330.00

Mail after recording to: Grantee @ property address

This instrument prepared by: Voula Boutis, Esq. A LICENSED N.C. ATTORNEY.

***DELINQUENT TAXES, IF ANY, TO BE PAID BY THE CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR
UPON DISBURSEMENT OF CLOSING PROCEEDS.***

Brief Description for the Index: LOT 38, BETHEL FOREST, SECT 2 PB 28 PG 19

THIS DEED made this 13th day of November, 2019, by and between

GRANTOR: ALEJANDRO GRUNDSETH AND WIFE, MAYTE GRUNDSETH
Mailing Address: PO Box 212, Oak Ridge NC 27310

GRANTEE: DIANDRA PATRICIA HERRERA AND HUSBAND, KELVIN RAFAEL REYNOSO
Property Address: 2595 Gunstock Dr Kernersville NC 27284

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:

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 being more particularly described as follows:

This ~~X~~ is ___ is not the primary residence of the Grantor. (N.C.G.S. S105-317.2)

BEING ALL OF LOT 38, BETHEL FOREST SUBDIVISION, SECTION TWO, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGE 19 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION

PARCEL #6887-86-9953.00

Prior instrument reference: Book 2016 at Page 3712.

A map showing the above described property is recorded in Plat Book 28 at Page 19

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 the 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 the Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

All easements, restrictions and rights of way of record, if any, and ad valorem taxes for the current and all subsequent years

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand and seal the day and year first above written.

Alejandro Grundseth (SEAL)
ALEJANDRO GRUNDSETH
Mayte Grundseth (SEAL)
MAYTE GRUNDSETH

STATE OF NORTH CAROLINA
COUNTY OF Forsyth

I, Brian Smith, a Notary Public of the County and State aforesaid, certify that ALEJANDRO GRUNDSETH AND MAYTE GRUNDSETH, principal(s), personally appeared before me this day, and (i) I have personal knowledge of the identity of the principal(s), or (ii) I have seen satisfactory evidence of the principal(s) identity, by current State or Federal identification with the principals photograph in the form of a state issued driver's license, or (iii) a credible witness has sworn to before me the identity of the principal(s), and each principal acknowledged to me that he or she voluntarily signed the foregoing document for the purpose therein and in the capacity indicated.

WITNESS my hand and official stamp/seal, this 13th day of November 2019.

B. Smith
Notary Public

My commission expires: 4/24/24

