

2021051784 00058

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$300.00

PRESENTED & RECORDED
09/22/2021 10:35:52 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA M THOMPSON
DPTY

BK: RE 3642
PG: 2399 - 2401

GENERAL WARRANTY DEED

Excise Tax: **\$300.00**

Tax Parcel ID No. **6828-70-1344.000** Verified by _____ County
on the ____ day of _____, 20____ By: _____

Mail/Box to: **Grantee**

This instrument was prepared by: **Thomas G. Jacobs, a licensed North Carolina 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:

THIS DEED, made this the 21 day of September 2021, by and between

GRANTOR: Jose Sergio Vivero, single
whose mailing address is _____
(herein referred to collectively as **Grantor**) and

GRANTEE: Joel M. Gonzales and Maria Delaluz Acuna, husband and wife
whose mailing address is 4948 Germanton Road Winston Salem, NC 27105
(herein referred to collectively as **Grantee**) and

[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

See attached Exhibit A

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 2137 Page 2372-2373, and being reflected on plat(s) recorded in Map/Plat Book _____ page/slide _____.

All or a portion of the property herein conveyed x includes or does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

submitted electronically by "Law office of Thomas G. Jacobs"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

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

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

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

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

State of North Carolina
County of Forsyth

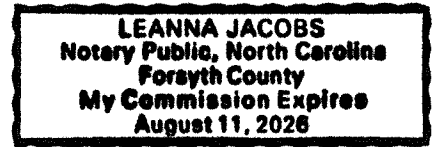
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Jose Sergio Vivero [insert name(s) of principal(s)].

Date: 09/21/21
Leanna Jacobs Notary Public
Leanna Jacobs Notary's Printed or Typed Name

My Commission Expires:
08/11/26

(Official/Notarial Seal)



State of _____
County of _____

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

_____ [insert name(s) of principal(s)].

Date: _____
_____ Notary Public
_____ Notary's Printed or Typed Name

My Commission Expires:

(Official/Notarial Seal)

Exhibit A

BEGINNING at an iron stake in the western right-of-way line of Germanton Road, said point being the southeast corner of Lot No. 29 Map of Gregory Manor, as recorded in Plat Book 17 at page 4, in the Office of the Register of Deeds of Forsyth County; thence North 75 degrees 19 minutes West 178.60 feet to an iron; thence South 08 degrees 55 minutes West 109.30 feet to an iron; thence South 78 degrees 42 minutes East approximately 175 feet to an iron in the West margin of Germanton Road; thence with the west margin of Germanton Road North 08 degrees 50 minutes East 100 feet to the point and place of BEGINNING.