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FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$50.00

PRESENTED & RECORDED:
03-14-2022 04:33:40 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST

BK: RE 3681
PG: 3996-3999

Tax Parcel Number: PIN # 6878-88-6169

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Mail deed and tax bills to Grantee: **4885 Talphin Drive Lot 73, Walkertown, NC 27051**

Prepared By:

Excise Tax: NTC

Bried description: **LOT 38, Tipton Estates, Section 3**

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 9th day of March, 2022 by and between:

GRANTOR:

Richard Joseph Chambers
3308 Renon Rd
Winston Salem, NC 27127

GRANTEE:

Oscar Eliseo Blanco Mendoza
4885 Talphin Drive
Lot 73
Walkertown, NC 27051

THE GRANTOR(S),

- Richard Joseph Chambers, a single person

for and in consideration of \$25,000.00 and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Oscar Eliseo Blanco Mendoza, a single person, residing at 4885 Talphin Drive Lot 73, Walkertown, Forsyth County, North Carolina 27051

the following described real estate, situated in an unincorporated area in the County of Forsyth, State of North Carolina

Original to: Michaela Romero

DATED: March 9, 2022

Richard Joseph Chambers
Richard Joseph Chambers (unmarried)

Richard Joseph Chambers
3308 Renon Rd
Winston Salem, NC 27127

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH, ss:

On this 9 day of March, 2022, before me, **Richard Joseph Chambers**, personally appeared Richard Joseph Chambers, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same as for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

[Signature]
Notary Public
Print/Type: Lorena Romero

My Commission Expires: November 11, 2026

(SEAL)
LORENA ROMERO
Notary Public - North Carolina
Forsyth County
My Commission Expires 11-11-2026

Exhibit

Legal Description:

Lot 38 of Tipton Estates, Section 3, a map, and plat of which is recorded in Plat Book 26, Page 6 in the Office of the Register of Deeds of Forsyth County, North Carolina. This is the same property as described in the Book 3061, Page 373-374, Forsyth County Registry and is designated as Tax Pin 6878-88-6169.00 (Block 5255, Lot 038) on the Forsyth County tax maps.

Property Address: 7104 Tipton Drive, Kernersville, NC 27284

A map showing the property is recorded in Map/Cabinet 26, Page 6, Forsyth County.

Derivation: This property was acquired by the Grantor by a Deed, dated May 24, 2012, and recorded with the Forsyth recorder, in Book 3061, Page 373-374, Forsyth County.

Grantor does hereby convey, release and warrant all of the Grantor's rights, title, and interest in and to the above-described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

[SIGNATURE PAGE FOLLOWS]

Exhibit

<p>STATE OF NORTH CAROLINA FORSYTH COUNTY</p>	<p>File No. 22 E 206</p> <p style="text-align: center;">In the General Court of Justice Superior Court Division Before the Clerk</p>
<p style="text-align: center;">IN THE MATTER OF THE ESTATE OF:</p>	<p>LETTERS OF ADMINISTRATION</p> <p>G.S. 28A-6-1; 28A-6-3; 28A-11-1; 36C-2-209</p>
<p>Name</p> <p style="text-align: center;">Heidi Latricia Hewett</p>	

The Court in the exercise of its jurisdiction of the probate of wills and the administration of estates, and upon application of the fiduciary, has adjudged legally sufficient the qualification of the fiduciary named below and orders that Letters be issued in the above estate.

The fiduciary is fully authorized by the laws of North Carolina to receive and administer all of the assets belonging to the estate, and these Letters are issued to attest to that authority and to certify that it is now in full force and effect.

Witness my hand and the Seal of the Superior Court.

Name Of Fiduciary	Title	Date Of Qualification
Richard Joseph Chambers	ADMINISTRATOR	February 23, 2022
Address		<p>DENISE HINES Clerk of Superior Court Ex Officio Judge Of Probate</p>
3308 Renon Road		
City, State, Zip		
Winston Salem NC 27127		Date Of Issuance
Name Of Fiduciary 2	Title	
Address		February 23, 2022
City, State, Zip		Signature
		<i>Edwina Diatt</i>
SEAL		<input type="checkbox"/> Deputy CSC <input checked="" type="checkbox"/> Assistant CSC <input type="checkbox"/> Clerk of Superior Court

NOTE: This letter is not valid without the official seal of the Clerk of Superior Court.