

**2022019151 00197**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$470.00**  
 PRESENTED & RECORDED  
 04/21/2022 03:11:30 PM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: ANGELA M THOMPSON, DPTY  
**BK: RE 3690**  
**PG: 204 - 205**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$470.00

Parcel Identifier No. 6819-25-7894.000

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_

Mail/Box to: Grantee at: 1441 Vestal Rd, Rural Hall, NC 27045

**This instrument was prepared by Heather J. Kiger, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by closing attorney to the county tax collector upon disbursement of closing proceeds.**

Brief description: Lot 41, Creekview, Section 2, PB 25, PG 49, Forsyth County, North Carolina

THIS DEED made this 18th day of April, 2022, by and between

GRANTOR	GRANTEE
<p><b>JOSE ALBERTO DELGADO, UNMARRIED</b></p> <p>FORWARDING ADDRESS:</p> <p><b><u>1405 VESTAL RD RURAL HALL, NC 27045</u></b></p> <p>PROPERTY ADDRESS IS _____ IS NOT <input checked="" type="checkbox"/> _____ GRANTOR'S PRIMARY RESIDENCE</p>	<p><b>ARMANDO HERIBERTO HERNANDEZ GOMEZ AND SPOUSE, WENDY MILADIS CORTEZ HERNANDEZ</b></p> <p>PROPERTY ADDRESS:</p> <p><b><u>1441 VESTAL RD RURAL HALL, NC 27045</u></b></p>

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 **FORSYTH** County, North Carolina and more particularly described as follows:

**Being all of Lot(s) 41, Plat of Creekview, Section II, according to the plat thereof recorded in Plat Book 25, Page 49, (a revision of Plat Book 24, Page 190) in the Office of the Register of Deeds of Forsyth County, NC.**

submitted electronically by "Heather Kiger 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, other than the following exceptions: Subject to all easements, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2022 and subsequent years.

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

*Jose Delgado* (SEAL)  
**JOSE ALBERTO DELGADO**

State of NC - County of Forsyth

I, Stephanie N McFadden, a Notary Public of Forsyth County, State of NC, certify that **JOSE ALBERTO DELGADO**, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 18 day of April, 2022.

(SEAL)

*Stephanie N McFadden* Notary Public

My Commission Expires: July 4, 2024

