

**2022026494 00050**

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

**\$40.00**  
PRESENTED & RECORDED  
06/03/2022 10:30:40 AM

LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE, ASST  
BK: RE 3699  
PG: 216 - 218

**NORTH CAROLINA GENERAL WARRANTY DEED**

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Excise Tax: \$ 40.00

Block & Lot: L0622 BL 5167C

Parcel Identifier No. 0869-15-8884.00

Mail after recording & all future tax bills to: GRANTEE

This instrument was prepared by: A. L. Collins, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

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**THIS DEED** made this 3 day of June, 2022 by and between

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**GRANTORS**

**CECELIA MARIE SHEPHERD** and husband, **VICTOR M. BLANCO**

Mailing Address: 87 Ash Forest Street, Kernersville, NC 27284

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**GRANTEES**

**JOAQUIN LOPEZ SORIANO** and wife, **FRANCISCA S. BONILLA**

Mailing Address & Subject Property: 4550 Effie Lane, Walkertown, NC 27051

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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.

Grantor inherited the subject property through the previous Grantor's estate; the estate of Fidel Garcia Bahena was filed with the Forsyth County Estates division under 18 E 2250.

Submitted electronically by A.L. Collins, PLLC in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 Walkertown, Forsyth County, North Carolina, and more particularly described as follows:

**SEE ATTACHED EXHIBIT A**

The above described property is not the primary residence of the Grantor. Prior Deed Book 2610 at Page 20 and Plat Book 30 at Page 166, Forsyth County Registry.

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: easements, restrictions, rights-of-way and ad valorem taxes for the current year.

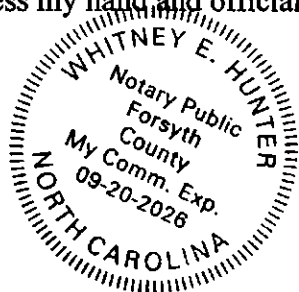
IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, or, if corporate, has caused this Deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

Cecelia Marie Shepherd (SEAL)  
CECELIA MARIE SHEPHERD, Grantor

Victor M. Blanco (SEAL)  
VICTOR M. BLANCO, Grantor

**NORTH CAROLINA, FORSYTH COUNTY**

I, Whitney E. Hunter a Notary Public in and for said State and County do hereby certify that the following individuals, **Cecelia Marie Shepherd** and husband, **Victor M. Blanco** personally appeared before me this day, each acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated as Grantors. Witness my hand and official stamp or seal, this the 3 day of June 2022.



Whitney E. Hunter  
Notary Public  
My Commission Expires: 9/20/2024

**EXHIBIT A**

**BEING KNOWN AND DESIGNATED AS LOT NUMBER 22 AS SHOWN ON THE MAP OF THE PROPERTY OF ALAN ROYAL, RICKEY LEE LOWERY AND R. DON CAIN, RECORDED IN PLAT BOOK 30, AT PAGE 166 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, TO WHICH MAP REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.**