

2022052566 00075

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

PRESENTED & RECORDED
 11/28/2022 11:04:30 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST

BK: RE 3729
 PG: 4185 - 4186

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 300.00

Parcel Identifier No. 6847-49-4334.000 Verified by _____ County on the ____ day of _____, 20____
 By: _____

Mail/Box to: Grantee, 4815 Davis Rd, Winston Salem, NC 27105

This instrument was prepared by: Law Office of Bryce Mayberry, 1403 Eastchester Drive, Suite 101, High Point, NC 27265

Brief description for the Index: LOT 4,

THIS DEED made this 28th day of January, 2022, by and between

GRANTOR
 Carlos Daza Liborio and spouse, Victoria Medel Colon

GRANTEE
 Audon Ruiz Gaspar and spouse, Eusebia Lujano De Ruiz

Property Address:
 4815 Davis Rd
 Winston Salem, NC 27105

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of Winston Salem, _____ Township, Forsyth County, North Carolina and more particularly described as follows:

Being known and designated as Lot 4, as shown on the Map of Sidney Pendry, which map is recorded in Plat Book 7, Page 132, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.

Being commonly referred to as 4815 Davis Rd, Winston Salem, NC 27105. Also being designated as Tax Parcel No.: 6847-49-4334.000.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3591 page 32.
 All or a portion of the property herein conveyed X includes or _____ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 7 page 132.

Page 1 of 2

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:

All easements, restrictions and rights of way that appear of record and to 2022 ad valorem taxes which shall be paid by the grantee herein.

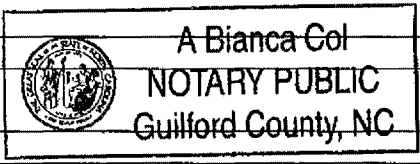
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

By: _____ (Entity Name) Carlos Daza Liborio (SEAL)
Print/Type Name: Carlos Daza Liborio

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

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

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



State of North Carolina - County or City of Forsyth
I, the undersigned Notary Public of the County or City of Guilford and State aforesaid, certify that Carlos Daza Liborio and Victoria Medel Colon personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 28th day of January, 20 22.

My Commission Expires: May 18, 2026 (Affix Seal)
A. Bianca Col Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20 _____.

My Commission Expires: _____ (Affix Seal)

Notary's Printed or Typed Name

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that _____ he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, _____ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20 _____.

My Commission Expires: _____ (Affix Seal)

Notary's Printed or Typed Name