

**2022056801 00078**FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$160.00PRESENTED & RECORDED:
12-30-2022 12:19:48 PMLYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA M THOMPSON, DPTY**BK: RE 3735****PG: 381-382****Box 179****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: \$160.00 Parcel Identifier No. 6834-87-7868 Verified by _____ County on the ____ day of _____, 20____

By: _____

Mail/Box to: Chiarello & Wagner, PLLC, 301 North Main Street, Suite 2503, Winston Salem, NC 27101This instrument was prepared by: Mark J. Chiarello, 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 ____ day of _____, 20____, by and between

GRANTOR

Estate of Dorothy White
Aldine Rucker, Executor, and
Gloria Kimbrough, Heir

GRANTEE

Gumecindo Noyola Guzman and spouse Magali Marquez Avila
1975 Bloomfield Dr.
Winston Salem, NC 27107

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, Winston Salem City, Forsyth County, North Carolina and more particularly described as follows:

BEING ALL of lot 54 as shown on the map of Reynolds Place, as recorded in Plat Book 1, Page 48, in the office of the Register of Deeds of Forsyth County, North Carolina.

The property hereinabove described was acquired by Grantor by instrument recorded in Book ____ page ____.

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

A map showing the above described property is recorded in Plat Book 1 page 48.

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: Easements, Restrictions, rights of way of public record and current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina, if an entity by its duly authorized representative.

Gloria Kimbrough
Name: Gloria Kimbrough, Heir

Name:

Name:

Name:

Estate of Dorothy White

Entity Name

By:

Name: Aldine Rucker

Title: Executor

By:

Name:

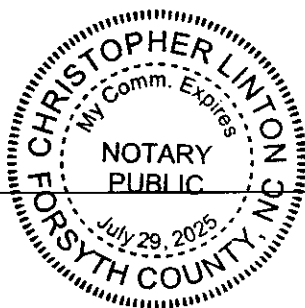
Title:

STATE OF NORTH CAROLINA, COUNTY OF

Forsyth

I, Christopher Linton, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 29 day of Dec, 20 22 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):
Aldine Rucker as Executor of Estate of Dorothy White, and Gloria Kimbrough, Heir.

Affix Notary Seal/Stamp



[Signature]
Notary Public (Official Signature)

My commission expires: 29 Jul 25