

2023003781 00063

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$48.00

PRESENTED & RECORDED

02/06/2023 01:57:10 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3739

PG: 1878 - 1879

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 48

Parcel Identifier No. _____ Verified by: _____ County on the _____ day of _____
 20__ By: _____

Mail/Box To: Grantee

This instrument prepared by: KENNETH S. LUCAS, JR, 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.
 WITHOUT TITLE EXAMINATION

Brief description for the Index: **4953 Wilkes Drive**THIS DEED made this 6 day of February 2023, by and between

Grantor

Grantee

Elmwood Property Solutions, Inc
 2310 Lourance Blvd
 Greensboro, NC 27407

Ivan Redondo Trejo and
 Zoila Ana Lilia Sevilla Ayala
 4953 Wilkes Drive
 Winston Salem, NC 27106

Enter in appropriate block for each party: name, 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 or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

Being known and designated as Lot numbers 27, 28, 29 & 30, Block 1, Washington Park Section 1, recorded in Plat Book 4 at Page 185, Forsyth County Registry.

submitted electronically by "KENNETH S. LUCAS JR, ATTORNEY AT LAW"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3453, Page 3352.

A map showing the above described property is recorded in Plat Book ____ Page ____.

TO HAVE AND TO HOLD 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:

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

Elmwood Property Solutions, Inc.

By: *Katherine Southard* _____ (SEAL)

Title: Katherine Southard, President _____ (SEAL)

STATE OF NC - COUNTY OF Guy/Ford.

I, the undersigned Notary Public of the County and State aforesaid, certify that

Katherine Southard personally came before me this day and acknowledged that she is the President of Elmwood Property Solutions, Inc. and that by authority duly given and as the act of each entity, she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this 6 day of February 2023.

My Commission Expires: 6/17/23

Kenneth S. Lucas Jr
NOTARY PUBLIC
Printed Name: Kenneth S. LUCAS JR

