



2023009380 00137

FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$150.00

PRESENTED & RECORDED:  
03-24-2023 03:03:16 PM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: ANGELA BOOE, DPTY

BK: RE 3745  
PG: 4151-4153

Envelope

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①

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$150.00

Parcel Identifier No. 6869-24-4587.000

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

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

Mail/Box to: Grantee at: 4261 Cardwell Manor St., Walkertown, NC 27051

This instrument was prepared by Heather J. Kiger, a licensed North Carolina attorney. No title search requested or performed. Delinquent taxes, if any, to be paid by closing attorney to the county tax collector upon disbursement of closing proceeds.

**The property conveyed herein was not the Primary Residence of the Grantor.**

THIS DEED made this <sup>23rd</sup> ~~24th~~ day of March, 2023, by and between

GRANTOR	GRANTEE
<p><b>GRUBBS INVESTMENT PROPERTIES, LLC, a North Carolina Limited Liability Company</b></p>	<p><b>JOAQUIN SORIANO LOPEZ and wife, FRANCISCA SELENE BONILLA</b></p>
<p>MAILING ADDRESS:  7140 Orchard Path Dr Clemmons, NC 27102</p>	<p>MAILING ADDRESS:  4261 Cardwell Manor St, Walkertown, NC 27051</p>
	<p>PROPERTY ADDRESS:  5090 Kenny Brook Lane Walkertown, NC 27051</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 **Salem Chapel Township, Forsyth County, North Carolina** and more particularly described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO.**

**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 and does hereby warrant and will 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 2023 and subsequent years.

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

**GRUBBS INVESTMENT PROPERTIES, LLC:**

By: *[Signature]* (SEAL)  
**DAVEY GRUBBS**  
President and Manager

State of North Carolina - County of Forsyth

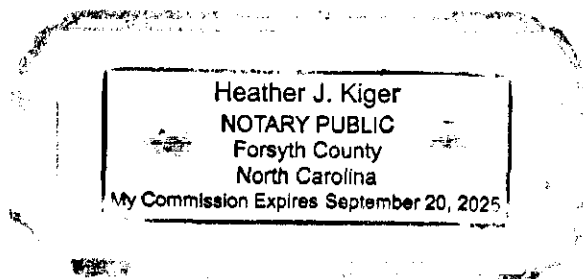
I, *Heather J. Kiger*, the undersigned Notary Public of said County and State aforesaid, certify that **DAVEY GRUBBS (whose identity has been proven to me), President and Manager of GRUBBS INVESTMENT PROPERTIES, LLC, a North Carolina Limited Liability Company**, personal appeared before me and acknowledged the execution of the foregoing instrument

WITNESS my hand and official stamp or seal, this <sup>23rd</sup> ~~24th~~ day of March, 2023.

*[Signature]*  
*Heather J. Kiger* (Print name of Notary)  
Notary Public

My Commission Expires:

9-20-2025



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**EXHIBIT A**

## Property Description

**(23-102/4982;Lopez)** Being a **1.21 acre**, more or less, tract or parcel of real property lying in **Salem Chapel Township, Forsyth County, North Carolina**, and being more particularly described as follows:

**BEGINNING** at an iron stake, said iron stake being located at the southwest corner of the Shrewsbury tract described in Book 1499, Page 1772, Forsyth County Registry; thence from said beginning point North 28° 38' 01" East 384.64 feet to an iron stake lying in the centerline of Ben Lane; thence with the centerline of Ben Lane South 59° 11" East 96.63 feet to an iron stake; thence South 20° 48' 50" West 30.00 feet to an iron stake; thence North 69° 11' 10" West 1.81 feet to an iron stake; thence with the west right-of-way line of Kenny Lane South 20° 48' 50" West 440.0 feet to an iron stake; thence North 33° 12' 59" West 180.0 feet to **THE POINT AND PLACE OF BEGINNING**; according to a survey by Larry L. Callahan, P.L.S, entitled" Map for Ronald L. Shrewsbury, *et ux.*, dated May 14, 1987, Bearing Job No. 1290-1

**TOGETHER WITH** a permanent, non-exclusive easement and right-of -way for ingress, egress and regress, with full rights of maintenance, for roadway and general utility purposes, over, across, and under the following-described property:

1. Those tracks or parcels of real property described as easements and rights-of-way described in the conveyances recorded in Book 1499 at Pages 1403 through 1415, inclusive: and
2. Those roads and driveways running from the said 1.21 acre track of land to Pine Hall Road, namely, **Kenny Brook Lane, Ben Lane, Oak Branch Lane, and Popular Branch Lane.**

The above-described property is known on the Forsyth County Tax Maps as Tax Lot 133 (PIN:6869-24-4587.00), Block 5167, and is further **the same property** as that property described as "Tract 3" in the conveyance recorded in Book 3192 at Page 4196 of the Forsyth County, North Carolina, Registry.

**A Double-wide Mobile Home, a 1986 CLR1395-28X56, Diplomat II VIN \_\_\_\_\_, Certificates of Origin issued by Intertherm of TEN103724/TEN103723A & B, have been permanently affixed to the above-describe 1.21AC tract of land and that fact was memorialized by recordation of a Manufactured Home Affidavit of Affixation record in Book 2557 at Page 3665.**

**Property Address: 5090 Kenny Brook Lane, Walkertown, NC 27051**