



2023016089 00036  
FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:  
05-16-2023 09:17:05 AM

LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE, ASST

BK: RE 3754  
PG: 385-387

NON-WARRANTY DEED

Excise Tax: 0.00

Tax Parcel ID Number 6837-79-2172.000

Mail/Box to: Grantee: 1411 MT. WHITNEY DRIVE, SAN JOSE, CAL. 95127

This instrument was prepared by: Thomas G. Jacobs, 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.

No title exam requested or performed.

Brief description for the Index: \_\_\_\_\_

THIS DEED, made this the 11 day of MAY, 2023, by and between

**GRANTOR:** Joel Garduno, unmarried and Sandra E. Gonzalez, unmarried

whose mailing address is \_\_\_\_\_  
(herein referred to collectively as Grantor) and

**GRANTEE:** Efrain Rodriguez Avelar and Leticia Rodriguez

whose mailing address 1411 MT. WHITNEY DRIVE, SAN JOSE CALIFORNIA 95127  
(herein referred to collectively as Grantee) and

*[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]*

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, quitclaims and conveys unto Grantee in fee simple the following described property located in the County of Davidson, State of North Carolina, more particularly described as follows:

See Attached Exhibit A

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple. Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

Original to: Tom Jacobs

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

By: \_\_\_\_\_ (Entity Name) Joel Garduno B (SEAL)  
Print/Type Name & Title: \_\_\_\_\_ Joel Garduno

By: \_\_\_\_\_ Sandra Gonzalez (SEAL)  
Print/Type Name & Title: \_\_\_\_\_ Sandra E. Gonzalez

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_

State of NORTH CAROLINA  
County of FORSYTH  
I certify that the following person(s) personally appeared before me this day,  
each acknowledging to me that he or she signed the foregoing document:  
Joel Garduno and Sandra E. Gonzalez  
\_\_\_\_\_ [insert name(s) of principal(s)].  
Date: 5/11/23  
Thomas G. Jacobs  
THOMAS G. JACOBS Notary Public  
Notary's Printed or Typed Name  
My Commission Expires:  
1/21/24

(Official/Notarial Seal)  
**THOMAS G. JACOBS**  
Notary Public, North Carolina  
Forsyth County  
My Commission Expires  
January 21, 2024

State of \_\_\_\_\_  
County of \_\_\_\_\_  
I certify that the following person(s) personally appeared before me this day,  
each acknowledging to me that he or she signed the foregoing document:  
\_\_\_\_\_ [insert name(s) of principal(s)].  
Date: \_\_\_\_\_  
\_\_\_\_\_ Notary Public  
Notary's Printed or Typed Name  
My Commission Expires:  
\_\_\_\_\_

(Official/Notarial Seal)

Exhibit A

Beginning at an axle at the intersection of the southern right-of-way line of Sixteenth Street with the western right-of-way line of a 15-foot alley; thence along the western right-of-way line of said alley South 02 degrees 25' 45" West 89.63 feet to an iron at the northeastern corner of the property of St. James A.M.E. Church as described in deed recorded in Book 882 at Page 502, Forsyth County Registry; thence from said beginning point along north line of said Church property North 87 degrees 30' 00" West 50.00 feet to an iron at the southeast corner of property of Henry F. Craver, Jr. as described in deed recorded in Book 1301 at Page 896, Forsyth County Registry; thence along Craver's east line North 02 degrees 34' 00" East 90.00 feet to a rebar in the southern right-of-way line of Sixteenth Street; thence along the southern right-of-way line of Sixteenth Street South 87 degrees 04' 44" East 49.81 feet to the point and place of beginning and being identical property as described in deed recorded in Book 1583 at Page 1698, Forsyth County Registry, all according to survey of Larry L. Callahan dated January 30, 1997.