

**2023017088 00060**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$370.00**

PRESENTED &amp; RECORDED

05/23/2023 11:26:49 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3755

PG: 1154 - 1155

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$370.00

Parcel Identifier No. 6845-69-2586.000

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

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

Mail/Box to: Grantee at: \_\_\_\_\_

**This instrument was prepared by Heather J. Kiger, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by closing attorney to the county tax collector upon disbursement of closing proceeds.**

Brief description: Lots 12 and 55, Rockledge, PB 3, PG 85A, Forsyth County, North Carolina

THIS DEED made this 23 day of MAY, 2023, by and between

GRANTOR	GRANTEE
<b>FRANCISCO J. HERNANDEZ            AND WIFE            MARIA LOPEZ CARVAJAL</b>	<b>MACKENZIE MILLER            SINGLE</b>
FORWARDING ADDRESS:	PROPERTY ADDRESS:
<b><u>105 CARRIE CIRCLE</u>  <u>MOCKSVILLE, NC 27028</u></b>	<b><u>3474 OLD GREENSBORO ROAD</u>  <u>WINSTON SALEM, NC 27101</u></b>
PROPERTY ADDRESS IS ____ IS NOT	
GRANTOR'S PRIMARY RESIDENCE X	

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:

**Lying and being situate in Forsyth County, NC, and being more particularly described as follows:**

**Being all of Lot(s) 12 and 55, Plat of Rockledge, according to the plat thereof recorded in Plat Book 3, Page 85A, in the Office of the Register of Deeds of Forsyth County, NC.**

Submitted electronically by "Heather Kiger Law PLLC"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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: 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.

Francisco J. Hernandez (SEAL)  
**FRANCISCO J. HERNANDEZ**

Maria Lopez Carvajal (SEAL)  
**MARIA LOPEZ CARVAJAL**

State of NORTH CAROLINA  
 County of FORSYTH

I, DAVID CUMMINGS, a Notary Public of the County and State aforesaid mentioned, certify that **FRANCISSCO J. HERNANDEZ**, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 23 day of MAY, 2023.

SEAL

David Cummings  
 NOTARY PUBLIC  
 Forsyth County, NC  
 My Commission Expires July 28, 2027

[Signature] Notary Public  
 My Commission Expires: 07/28/2027

State of NORTH CAROLINA  
 County of FORSYTH

I, DAVID CUMMINGS, a Notary Public of the County and State aforesaid mentioned, certify that **MARIA LOPEZ CARVAJAL**, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 23 day of MAY, 2023.

SEAL

David Cummings  
 NOTARY PUBLIC  
 Forsyth County, NC  
 My Commission Expires July 28, 2027

[Signature] Notary Public  
 My Commission Expires: 07/28/2027