

2023018271 00025FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$550.00PRESENTED & RECORDED
06/01/2023 09:06:35 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA BOOE, DPTY

BK: RE 3756

PG: 3719 - 3720

NORTH CAROLINA GENERAL WARRANTY DEEDExcise Tax: **\$550.00**Parcel Identifier No. **6896-20-4701.000** Verified by _____ County on the ____ day of _____, 20____
By: _____Mail/Box to: **Grantee, 503 W. McGee Street, Greensboro, NC 27401**This instrument was prepared by: **Jason A. Knight, North Carolina Attorney at Law. 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: **1320 East Mountain Street, Kernersville, NC 27284**THIS DEED made this **25th** day of May 2023, by and between

GRANTOR

JANE PAGE PERSONAL PROPERTIES, LLC
A North Carolina Limited Liability Company

GRANTEE

JOSE AGUILAR MENDOZA and
JOSE ANTONIO AGUILAR RAMIREZ
As Joint Tenants with Right of SurvivorshipProperty Address:**1320 East Mountain Street**
Kernersville, North Carolina 27284

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 or parcel of land situated in the city of **Kernersville**, _____ Township, **Forsyth** County, North Carolina and more particularly described as follows:**BEGINNING at an iron pipe in the south margin of the right-of-way of U.S. Highway 421, said iron pipe marking the northwest corner of that property conveyed to Grady L. Johnson in Deed Book 1351 at Page 118, Forsyth County Registry, and the northeast corner of the herein described property. Thence from said beginning point and running with Johnson's west line, South 04° 56' 22" West 240.51 feet to an iron pipe in the north margin of the right-of-way for Southern Railroad; thence running with the margin of the right-of-way for Southern Railroad, North 89° 00' West 159.19 feet to a point; thence a new line North 05° 05' 24" East 263.76 feet to a point in the south margin of the right-of-way of U.S. Highway 421; thence running**submitted electronically by "Jason A. Knight, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

with the south margin of the right-of-way of said highway, South 80° 36' 32" East 158 feet, more or less, to the place of BEGINNING.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2812 page 977.

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 _____ page _____.

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:

All valid and existing easements, restrictions, and rights of way of record, if any, applicable to the subject property and to ad valorem taxes for the current year.

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

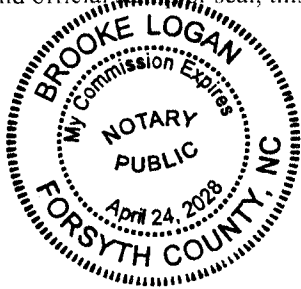
JANE PAGE PERSONAL PROPERTIES, LLC

Jane B Page (SEAL)
By: Jane B. Page
Its: Member-Manager

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: **Jane B. Page, Member-Manager of Jane Page Personal Properties, LLC.**

Witness my hand and official stamp or seal, this 25th day of May 2023.



Brooke Logan
Brooke Logan, Notary Public
[Print Name]

My Commission Expires: April 24, 2028