

2023019006 00139

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$262.00

PRESENTED & RECORDED
 06/06/2023 04:09:24 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3757
PG: 3291 - 3293

GENERAL WARRANTY DEEDExcise Tax: **\$262.00**

Tax Parcel ID No. **6847-14-2106.000** Verified by _____ County
 on the ____ day of _____, 20____ By: _____

Mail/Box to: **Grantee**

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.**

Brief description for the Index:

THIS DEED, made this the 24 day of May, 2023, by and between

GRANTOR:**Pablo Alejandro Medina de Blas and wife, Lorena Silva Chavez**

whose mailing address is _____

(herein referred to collectively as **Grantor**) and**GRANTEE: Tmaj Griffin-Tolbert**whose mailing address is 4133 Whitfield Road, Winston-Salem, NC 27105(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, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

See attached Exhibit A

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 3551 Page 1908, and being reflected on plat(s) recorded in Map/Plat Book 3, page/slide 52.

All or a portion of the property herein conveyed _____ includes or _____ does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

Submitted electronically by "Law Office of Thomas G. Jacobs"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

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.

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

By: Pablo Medina (SEAL)
 Print/Type Name & Title: Pablo Alejandro Medina de Blas

By: Lorena Silva (SEAL)
 Print/Type Name & Title: Lorena Silva Chavez

By: _____ (SEAL)
 Print/Type Name & Title: _____

By: _____ (SEAL)
 Print/Type Name & Title: _____

State of North Carolina
 County of Forsyth

(Official/Notarial Seal)

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:

Pablo Alejandro Medina de Blas and Lorena Silva Chavez

_____[insert name(s) of principal(s)].

Date: 5-24-2023

Cheryl L. Folds Notary Public
 Notary's/Printed or Typed Name

My Commission Expires:
10-15-2025

CHERYL L. FOLDS
 Notary Public, North Carolina
 My Commission Expires
 October 15, 2025

State of _____
 County of _____

(Official/Notarial Seal)

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:

Exhibit A

Lying and being in the Middlefork Township #2, Forsyth County, State of North Carolina, being known and designated as Lot 39 of the Whitfield Property Subdivision #1 as recorded in Plat Book 3 at Page 52 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.