

2023021047 00069

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$120.00

PRESENTED & RECORDED
 06/22/2023 12:21:25 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: TIMOTHY R WILLIAMS, ASST
BK: RE 3760
PG: 586 - 589

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$120.00

Parcel Identifier No.: 6844-23-2388 (Block 1766, Lot 015)

Return after recording to: Kangur & Porter, LLP, 2150 Country Club Road, Suite 160, Winston-Salem, NC 27104

Mail tax bills to Grantee: 2831 Foxwood Lane, Winston-Salem, NC 27103

This instrument was prepared by: T. Thomas Kangur, Jr., 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: Lots 15 and 16, C. H. Brown

THIS DEED made this 22 day of June, 2023 by and between,

GRANTOR	GRANTEE
<p>DULCE PALACIOS HERNANDEZ (f/k/a Dulce Palacios) and husband, AGUSTIN HERNANDEZ MUNOZ</p> <p>AVELINA MARTINEZ DE PALACIOS (f/k/a Avelina Martinez) and husband, RODOLFO PALACIOS MATEO</p> <p>Mailing Address:</p>	<p>MIGUEL ANGEL VALENTE GUTIERREZ (unmarried)</p> <p>Mailing Address: 2831 Foxwood Lane, Winston-Salem, NC 27103</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 Forsyth County, North Carolina and more particularly described as follows:

Being known and designated as Lot Nos. 15 and 16, as shown on the map of property of C. H. BROWN, as recorded in Plat Book 1, Page 25, in the office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

Property Address: 1300 Houston Street, Winston-Salem, NC 27107

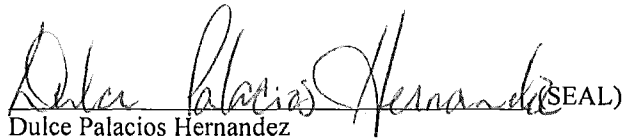
The property does include the primary residence of the Grantor.

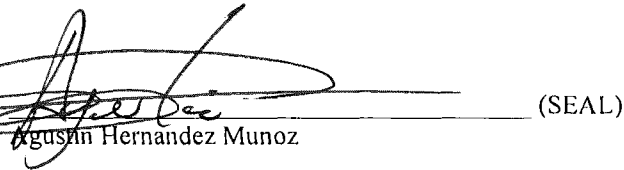
The property hereinabove described was acquired by Grantor by instruments recorded in Book 2318, Page 4671, Forsyth County Registry. A map showing the above-described property is recorded in Plat Book 1, Page 25.

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, rights-of-way and restrictions of record, if any, and 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.

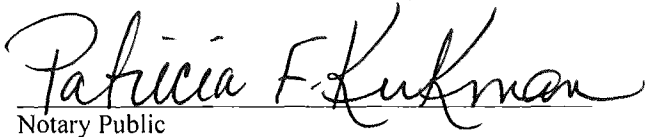
 (SEAL)
Dulce Palacios Hernandez

 (SEAL)
Agustin Hernandez Munoz

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 voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Dulce Palacios Hernandez and Agustin Hernandez Munoz**

Date: 6-22-23


Notary Public

Patricia F. Kirkman
printed or typed name of notary public



My Commission Expires: 5/29/24

Avelina Martinez (SEAL)
Avelina Martinez de Palacios

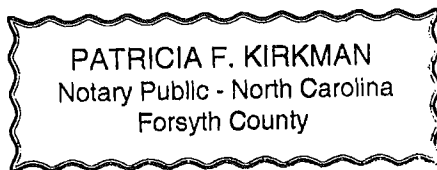
State of North Carolina, County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Avelina Martinez de Palacios**

Date: 6/22/23

Patricia F. Kirkman
Notary Public

Patricia F. Kirkman
printed or typed name of notary public



My Commission Expires: 5/29/24

Rodolfo Palacios Mateo by Dulce Hernandez (SEAL)
Rodolfo Palacios Mateo by Dulce Hernandez
Palacios, his Attorney in Fact

North Carolina, Forsyth County

I, Patricia F. Kirkman, a Notary Public of Forsyth County, North Carolina hereby certify that, **Dulce Hernandez Palacios**, Attorney in-Fact for **Rodolfo Palacios Mateo** personally appeared before me this day, and being duly sworn, says that she executed the foregoing and annexed instrument for and on behalf of **Rodolfo Palacios Mateo** and that her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in **Book 3731, Page 2629**, and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney; and that said **Dulce Hernandez Palacios** acknowledged the due execution of the foregoing and annexed instrument for the purpose therein expressed for and in behalf of said **Rodolfo Palacios Mateo**.

WITNESS my hand and official seal this 22 day of June, 2023.

Patricia F. Kirkman
Notary Public

My Commission Expires: 5/29/24

