

2023021469 00088FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$430.00

PRESENTED & RECORDED

06/26/2023 02:20:01 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3760

PG: 2926 - 2928

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$430.00

Parcel Identifier No.: 6819-35-0553.00

Mail/Box to: Manuel Hernandez Torres, 1422 Vestal Road, Rural Hall, NC 27045

This instrument was prepared by: David T. Kasper, 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: Lot 26 Creekview, Section 2

THIS DEED made this 23 day of June, 20 23, by and between:

GRANTOR	GRANTEE
John R. Parsons and wife, Marilyn M. Parsons	Manuel Hernandez Torres
Forwarding address: PO Box 493 Walnut Cove, NC 27052	Buyer mailing address: 1422 Vestal Road Rural Hall, NC 27045

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, parcel of land or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

See the attached "Exhibit A" which is incorporated herein by reference.

No portion of the property herein conveyed includes the Grantor's primary residence.

For back title see Deed Book 3194, Page 124, Forsyth County Registry.

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.

submitted electronically by "Kasper & Payne, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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: Easements, restrictions of record, 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.

John R. Parsons
John R. Parsons

Marilyn M. Parsons
Marilyn M. Parsons

STATE OF NC

COUNTY OF Forsyth

I, Melanie J. Snow a Notary Public, do hereby certify that John R. Parsons and Marilyn M. Parsons personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and (where an official seal is required by law) official seal.

This the 23 day of June, 2023.

Melanie J. Snow
Printed Name: Melanie J. Snow

My Commission Expires: 11/21/2027

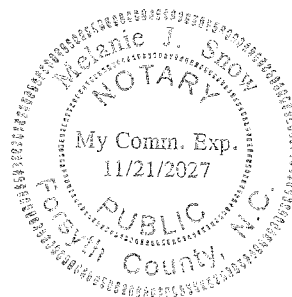


EXHIBIT A

BEING KNOWN AND DESIGNATED as Lot No. 26 as shwon on the Map of CREEKVIEW, SECTION 2, which is recorded in Plat Book 25, Page 49, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.