



2023024817 00239

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$11.00

PRESENTED & RECORDED:
07-21-2023 04:26:25 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY

BK: RE 3764
PG: 2820-2822

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$11.00

Parcel Identifier Number: 6844-03-7414 Tax ID or Block & Lot: 1928 028

Mail To: Grantee at P.O. Box 20892, Winston Salem, NC 27120

This instrument was prepared by:

Donna Sumler, P.O. Box 20892, Winston Salem, NC 27120

Brief Description for the Index: Lot 28, Green Park

THIS DEED made this July 21, 2023 by and between

GRANTOR	GRANTEE
EDILBERTO RAMIREZ OLEA	DONNA M. SUMLER
GRANTOR ADDRESS: 3392 NEW WALKERTOWN ROAD WINSTON SALEM, NC 27105	BUYER ADDRESS: P.O. BOX 20892 WINSTON SALEM, NC 27120
	PROPERTY ADDRESS: 2831 THOMASVILLE ROAD WINSTON SALEM, NC 27107

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 or near the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN and designated as Lot Number 28 as shown on the Map of Property of Green Park, Inc. recorded in Plat Book 14, page 5 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Original to: Donna M. Sumler

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3385, Page 2635-2636.

A map showing the above described property is recorded in Plat Book 14, Page 5.

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 has done nothing to impair such title as Grantor received, 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 claiming by, through, or under Grantor, other than the following exceptions: 2023 Ad Valorem Taxes, any and all other easements, liens and other matters of record.

THIS PEROPERTY DOES NOT INCLUDE THE PRIMARY RESIDENCE OF A GRANTOR.

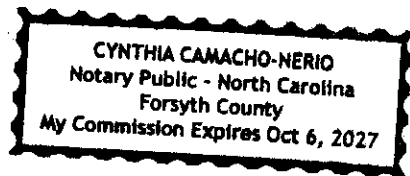
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

X Edilberto Ramirez
EDILBERTO RAMIREZ OLEA

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH

I, Cynthia Camacho-Nerio, the undersigned Notary Public, of the aforesaid State and Forsyth County, do hereby certify that EDILBERTO RAMIREZ OLEA personally appeared before me this date and acknowledged the execution of the foregoing instrument for the purposes therein expressed. Witness my hand and notarial seal this the 21 day of July, 2023.

Cynthia Camacho-Nerio, Notary Public
My commission Expires: Oct. 6, 2027



NORTH CAROLINA NOTARY ACKNOWLEDGMENT

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, Cynthia Camacho-Nerio, the undersigned Notary Public, of the aforesaid State and Forsyth County, do hereby certify that EDILBERTO RAMIREZ OLEA and DONNA M. SUMLER, personally appeared before me this date and acknowledged the execution of the foregoing instrument for the purposes therein expressed. Witness my hand and notarial seal this the 21 day of July, 2023.

Cynthia Camacho-Nerio
Notary Signature

Cynthia Camacho-Nerio, Notary Public
Print Notary Name

My commission Expires: Oct 6, 2027

