

2023027421 00048

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$340.00

PRESENTED & RECORDED

08/11/2023 11:25:43 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA BOOE, DPTY

BK: RE 3767

PG: 3796 - 3800

NORTH CAROLINA)
)
FORSYTH COUNTY) DEED

Mail Deed to: Grantee: 208 Joyner Circle, Rural Hall, NC 27045

Mail future tax bills to: 208 Joyner Circle, Rural Hall, NC 27045

Revenue Stamps: \$340.00

Parcel Identification Number: 6828-45-9852.000

This Deed was prepared by: Thomas G. Jacobs, Box 71

THIS DEED is made this **11th** day of August, 2023, by and between **Diane M. Ramos, duly appointed Executrix of the Estate of John D. Shelby Moxley and Diane M. Ramos and spouse Mario N. Ramos, Debbie M. Gfeller and spouse Richard L. Gfeller, Jr. and David G. Moxley, widowed, Grantors, and Jose A. Orellana and spouse Maria Petrona Reyes de Orellana, Grantee.** (Hereinafter, the designated "Grantor" and "Grantee" shall include the said parties as above designated, their heirs, successors, and assigns, unless otherwise stated, and the designation of "Grantor" and "Grantee" shall include the singular, plural, masculine and feminine or neuter as required by context.)

WHEREAS Diane M. Ramos, is the duly qualified Executor of the Estate of John D. Shelby Moxley, having been duly qualified by the Clerk of Superior Court of Forsyth County, North Carolina, in that estate entitled "The Estate of John D. Shelby Moxley, 23 E 516, Forsyth County, North Carolina.

Diane M. Ramos, Debbie M. Gfeller and David G. Moxley are the only devisees of the herein described property of John D. Shelby Moxley, under the terms and provisions of his Will which has been admitted into probate.

WITNESSETH, that the Grantors for a valuable consideration of one dollar, paid by the Grantees, the receipt and sufficiency of which are hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantees in fee simple, all that certain lot, situated in Winston Township, Forsyth County, North Carolina, and more particularly described as follows:

See attached Exhibit A

The above described lot was conveyed to John D. Moxley by Deed recorded in Book 1107, Page 1728, Forsyth County Registry.

TO HAVE AND TO HOLD the aforesaid lot, tract, or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

The Grantor Diane M. Ramos as Executrix of the Estate of John D. Shelby Moxley covenants with the Grantee, that, she, the said Executrix, has not done or caused to be done any act that would create an existing encumbrance or lien against the premises or that would otherwise impair title to the premises.

The Grantors Diane M. Ramos, Debbie M. Gfeller and David G. Moxley are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable, free and clear of all encumbrances, and that they will warrant and defend the title against the lawful claims of all persons whomsoever, subject to the following exceptions: all easements, rights of ways, restrictive covenants, or record, if any, and ad valorem taxes for the year 2023 which shall be prorated as of the date of closing.

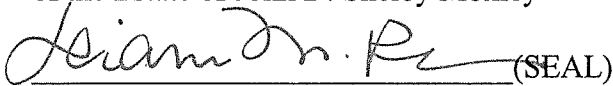
And the Grantor Mario N. Ramos as the spouse of Diane M. Ramos, and Richard L. Gfeller, Jr. as the spouse of Debbie M. Gfeller are executing this Deed to Release any marital interest that they may have in the herein described real property, and Mario N. Ramos and Richard L. Gfeller, Jr. make no warranties.

IN WITNESS WHEREOF the Grantors have set their hands and seals, the day and year first above written.



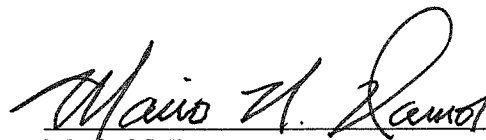
(SEAL)

Diane M. Ramos, duly appointed Executor of the Estate of John D. Shelby Moxley



(SEAL)

Diane M. Ramos



(SEAL)

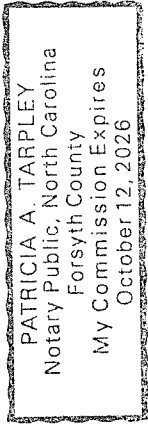
Mario N. Ramos

Debbie M. Gfeller (SEAL)
Debbie M. Gfeller

Richard L. Gfeller, Jr. (SEAL)
Richard L. Gfeller, Jr.

David G. Moxley (SEAL)
David G. Moxley

_____ (SEAL)



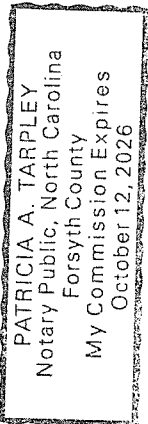
SEAL - STAMP

STATE OF NC, County of Forsyth
I, Patricia A. Tarpley a Notary Public of Forsyth County,
State aforesaid, certify that Diane M. Ramos, duly appointed Executrix
of the Estate of John D. Shelby Moxley Grantor(s), either being
personally known to me or proven by satisfactory evidence, acknowledged to
me that he/she voluntarily signed the foregoing document for the purpose
stated therein and in the capacity indicated.

WITNESS my hand and official stamp or seal this 11 day of
August, 2023

Patricia A. Tarpley
Notary Public

My commission expires: 10/12/2026



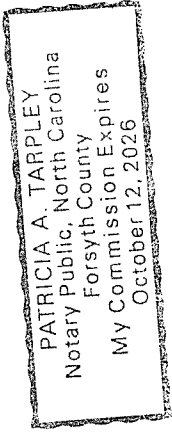
SEAL - STAMP

STATE OF NC, County of Forsyth
I, Patricia A. Tarpley a Notary Public of Forsyth County, State
aforesaid, certify that Diane M. Ramos and Mario N. Ramos Grantor(s),
either being personally known to me or proven by satisfactory evidence,
acknowledged to me that he/she voluntarily signed the foregoing document
for the purpose stated therein and in the capacity indicated.

WITNESS my hand and official stamp or seal this 11 day of
August, 2023

Patricia A. Tarpley
Notary Public

My commission expires: 10/12/2026



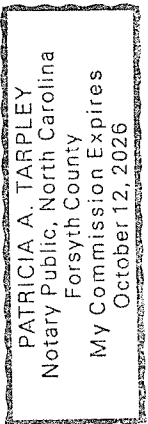
SEAL - STAMP

STATE OF NC, County of Forsyth
I, Patricia A Tarpley Notary Public of Forsyth County, State
aforesaid, certify that Debbie M. Gfeller and Richard L. Gfeller, Jr.
Grantor(s), either being personally known to me or proven by satisfactory
evidence, acknowledged to me that he/she voluntarily signed the foregoing
document for the purpose stated therein and in the capacity indicated.

WITNESS my hand and official stamp or seal this 11 day of
August, 2023

Patricia A Tarpley
Notary Public

My commission expires: 10/12/2026



SEAL - STAMP

STATE OF NC, County of Forsyth
I, Patricia A Tarpley a Notary Public of Forsyth County, State
aforesaid, certify that David G. Moxley Grantor(s), either being
personally known to me or proven by satisfactory evidence, acknowledged to
me that he/she voluntarily signed the foregoing document for the purpose
stated therein and in the capacity indicated.

WITNESS my hand and official stamp or seal this 11 day of
August, 2023

Patricia A Tarpley
Notary Public

My commission expires: 10/12/2026

Exhibit A

BEING known and designated as Lot Number 16 as shown on the Map of Dogwood Crest, as recorded in Plat Book 14, Page 9, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.