

**2023028354 00121**

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

PRESENTED & RECORDED  
08/18/2023 01:10:51 PM

LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE, ASST

BK: RE 3768  
PG: 4177 - 4178

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$120.00

Parcel Identifier No.: 6834-34-4213.000

Mail/Box to: **The Ellison Law Firm, 112 North Marshall Street, Winston-Salem, NC 27101**

This instrument was prepared by: **Attorney Eric S. Ellison**

Brief description for the Index: **Lot Nos. A-and 280-1/2**

THIS DEED made 18<sup>th</sup> day of August 2023 by and between

GRANTOR	GRANTEE
<p><b>Donald Foster Miller (a/k/a Don F. Miller) and wife Lynn L. Miller</b></p>	<p><b>Agustin Hernandez Munoz</b></p>
<p><u><b>Mailing Address:</b></u> <b>106 Grabs Court King, NC 27021</b></p>	<p><u><b>Mailing Address:</b></u> <b>131 Cahill Court Winston-Salem, NC 27127</b></p>
<p><b>SUBJECT PROPERTY IS NOT THE GRANTOR'S PRIMARY RESIDENCE</b></p>	<p><u><b>Property Address:</b></u> <b>129 W. Lemly Street Winston-Salem, NC 27127</b></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 the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

Submitted electronically by "The Ellison Law Firm"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

**BEING KNOWN AND DESIGNATED** as Lots Nos. A and 280-1/2 as shown on the map of South Central Terrace, recorded in Plat Book 3, at Page 65A, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.

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.

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

Donald Foster Miller (SEAL)  
Donald Foster Miller

Lynn L. Miller (SEAL)  
Lynn L. Miller

State of North Carolina )  
  )  
County of Forsyth         )

I, the undersigned, a Notary Public in and of said County and State aforesaid, do hereby certify that **Donald Foster Miller and Lynn L. Miller** personally appeared before me and acknowledged the execution of the foregoing instrument for the purpose stated therein and, in the capacity, indicated.

Witness my hand and Notarial stamp or seal this 18<sup>th</sup> day of August, 2023.

My Commission Expires: 03-02-2027

Notary Public: Evelin Silva Bernal

