

2023030420 00127FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$320.00PRESENTED & RECORDED
09/05/2023 03:38:39 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3771
PG: 2467 - 2469**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 320.00

Parcel Identifier Number: 6869-14-8139Mail/Box to: **Grantee** at 1526 Old Hollow Road Winston-Salem, NC 27105This instrument was prepared by: WYATT EARLY HARRIS WHEELER LLP (Heather K. Sisk)**[NO TITLE EXAMINATION REQUESTED/PERFORMED]**Brief description for the Index: **Lot 110 plat of Property of R. Don Cain Phase 2****THIS DEED made this 10th day of July, 2023, by and between:****GRANTOR****Dale Mitchell a/k/a Alan Dale Mitchell,**
unmarriedForwarding Address:
5729 Haweswater Road
Winston Salem, NC 27105**GRANTEE****Marco A. Lobato Cruz, married,**

and

Maria A. Gomez, married,*joint tenants with a right of
survivorship*Property Address:
7005 Cain Forest Court
Walkertown, NC 27051

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership. 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 **SALEM CHAPEL TOWNSHIP, FORSYTH COUNTY**, North Carolina and more particularly described as follows:

See attached Exhibit "A"The property hereinabove described was acquired by Grantor by instrument recorded in Book 3241 Page 4420.All or a portion of the property herein conveyed includes OR does not include the primary residence of a Grantor.

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

submitted electronically by "Heather Kiger Law PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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: *All rights of way, easements and enforceable restrictions, if any, of record.*

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

Dale Mitchell a/k/a Alan Dale Mitchell (SEAL)
Dale Mitchell a/k/a Alan Dale Mitchell

STATE OF NC
COUNTY OF Guilford

I, Heather M. Kindley, a Notary Public of the above state and county, certify that **Dale Mitchell a/k/a Alan Dale Mitchell** personally appeared before me this day and at the same time and place all of the following occurred: (a) the aforesaid individual appeared in person before me; (b) the aforesaid individual was personally known to me, or identified by my through satisfactory evidence; and (c) the aforesaid individual either indicated and acknowledged to me that the signature on the above document was his/hers or signed the above document while in my physical presence, and while being personally observed by me doing so.

DATE: 7/10/2023

Heather M. Kindley
NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/7/2026



Exhibit "A"

BEING KNOWN AND DESIGNATED as Lot 110 as shown on the plat of the property of R. Don Cain Phase Two recorded in Plat Book 32, Page 160, Forsyth County Registry, to which plat reference is hereby made for a more particular description.