

2023032193 00129

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$300.00

PRESENTED & RECORDED
 09/19/2023 02:57:47 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3773
PG: 2841 - 2842

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$300.00

Parcel Identifier No. 6836-27-6418.000

Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail/Box to: Grantee at: 2907 NE Gilmer Ave, Winston-Salem, NC 27105

This instrument was prepared by Heather J. Kiger, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description: Lot 124, Bon Air-Greenway Place, Sec B, PB 8, PG 109, Forsyth County, North Carolina.

THIS DEED made this 19 day of SEPTEMBER, 2023, by and between

GRANTOR	GRANTEE
BRENDA JACOBO GALAVIZ, unmarried	ANA CANTU TORRES a/k/a ANA MIRIAM CANTU, divorced
FORWARDING ADDRESS:	PROPERTY ADDRESS:
<u>3660 YARBROUGH AVENUE, APT 4 WINSTON-SALEM, NC 27106</u>	<u>2907 NE GILMER AVENUE WINSTON-SALEM, NC 27105</u>
PROPERTY ADDRESS IS <input checked="" type="checkbox"/> IS NOT _____ GRANTOR'S PRIMARY RESIDENCE	

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 **FORSYTH** County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot Number 124 as shown on the Map of Bon Air-Greenway Place, Section B, recorded in Plat Book 8, Page 109 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

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: Subject to all easements, restrictions and rights-of-way of record, if any, 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.

Brenda Jacobo Galaviz (SEAL)
BRENDA JACOBO GALAVIZ

State of North Carolina – County of Forsyth

I, *DAVID Cummings*, a Notary Public of Forsyth County, State of North Carolina, certify that **BRENDA JACOBO GALAVIZ** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 19 day of September, 2023.

(SEAL)

David Cummings
NOTARY PUBLIC
Forsyth County, NC
My Commission Expires July 28, 2027

David Cummings Notary Public
My Commission Expires: 07/28/2027