

**2023036224 00032**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX  
**\$60.00**

PRESENTED & RECORDED  
10/24/2023 09:58:54 AM

**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: ANGELA BOOE, DPTY

**BK: RE 3778**  
**PG: 2271 - 2276**

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: \$ **60**

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No.

Mail after recording to: Grantee

This instrument prepared by Kenneth S. Lucas, Jr., a licensed North Carolina Attorney, delinquent taxes if any, to be paid to the county tax collector by closing attorney upon disbursement of proceeds.

THIS DEED made this 23 day of October 2023 by and between

**GRANTOR**

Jayne Ann Bowman Cox, and spouse  
Bryan Cox  
Alex F. Bowman (unmarried)

**GRANTEE**

Gerardo Carrillo, and  
Yuridia Herrera  
4381 Ben Lane  
Walkertown NC 27051

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 and more particularly described as follows:

All of Lot 161 of Plat of R. Don Cain as recorded in Plat Book 35 Page 135 in the Forsyth County Registry.

submitted electronically by "KENNETH S. LUCAS JR, ATTORNEY AT LAW"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 1741, Page 4163, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 35, Page 135, and referenced within this instrument.

The above described property  does  does not include the primary residence of the Grantor.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

**IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.**

\_\_\_\_\_  
(ENTITY NAME)

Jayne Ann Bowman Cox (SEAL)  
Jayne Ann Bowman Cox

By: \_\_\_\_\_  
Title: \_\_\_\_\_

Bryan Cox (SEAL)  
Bryan Cox

Alex F. Bowman (SEAL)  
Alex F. Bowman

State of NC; County of Cecil

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Jayne Ann Bowman Cox, Bryan Cox, Alex F. Bowman  
Witness my hand and official stamp or seal, this the 23 day of October 2023.

My Commission Expires: 11/7/28

Kenneth S. Lucas Jr  
Notary Public

Print Notary Name: Kenneth S. Lucas Jr

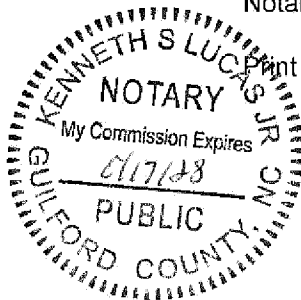


Exhibit A

STATE OF NORTH CAROLINA  
COUNTY OF FORSYTH

**AFFIDAVIT REGARDING FAMILY OF A DECEDENT**

The undersigned, being first duly sworn, deposes and says:

1. I was personally familiar with Shirley Pack Bowman (decedent) during her lifetime and familiar with the decedent's family.
2. I knew decedent and his/her family:
  - a. constantly for a period of 20 years, or
  - b. intermittently over a period of 20 years, for a total of about 20 years.
3. The nature of my relationship to decedent was: Family Friend  
(neighbor, family friend, business, etc.)
4. Decedent died on or about April 13th, 2012 (date of death.)
5. That the following are/were all the immediate family of decedent, living or dead, including spouse and any natural born, adopted or acknowledged illegitimate children, including and any natural born, adopted or acknowledged illegitimate children of deceased children:

Name:	Relationship to decedent:
Rickie A. Bowman _____	Son
Alex F. Bowman _____	Son
Alex Bowman	Husband/ Pre-Deceased
_____	_____
_____	_____

(Continued on separate page if necessary:  yes  no).

6. I have no financial interest in any property of the decedent arising out of his death and estate.

Under penalty of perjury, Seiler declares that he/she has examined this Affidavit and that to the best of his/her knowledge and belief, the contents of said Affidavit are true and correct.

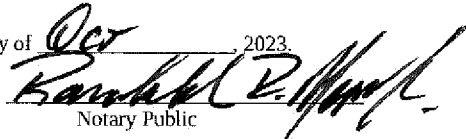
This the 23 day of Oct., 2023.

  
 \_\_\_\_\_  
 Affiant  
 Luther Allen Griffin

6141 Pine Hawk Dr.  
 \_\_\_\_\_  
 Address of Affiant  
WALNUT COVE, NC 27052

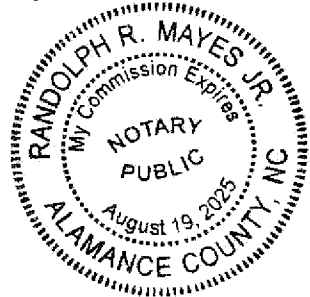
NORTH CAROLINA  
FORSYTH COUNTY

Subscribed and sworn to before me this 23 day of Oct, 2023.

  
 \_\_\_\_\_  
 Notary Public

My commission expires: 8-19-2025

[Notary seal]



STATE OF NORTH CAROLINA  
COUNTY OF FORSYTH

**AFFIDAVIT REGARDING FAMILY OF A DECEDENT**

The undersigned, being first duly sworn, deposes and says:

1. I was personally familiar with Alex Bowman (decedent) during her lifetime and familiar with the decedent's family.
2. I knew decedent and his/her family:
  - a. constantly for a period of 20 years, or
  - b. intermittently over a period of 20 years, for a total of about 20 years.
3. The nature of my relationship to decedent was: Family Friend  
(neighbor, family friend, business, etc.)
4. Decedent died on or about March 7th, 2012 (date of death.)
5. That the following are/were all the immediate family of decedent, living or dead, including spouse and any natural born, adopted or acknowledged illegitimate children, including and any natural born, adopted or acknowledged illegitimate children of deceased children:

Name:	Relationship to decedent:
Rickie A. Bowman	Son
Alex F. Bowman	Son
Shirley Bowman	Wife/ Pre-Deceased
_____	_____
_____	_____

(Continued on separate page if necessary:  yes  no).

6. I have no financial interest in any property of the decedent arising out of his death and estate.

Under penalty of perjury, Seller declares that he/she has examined this Affidavit and that to the best of his/her knowledge and belief, the contents of said Affidavit are true and correct.

This the 23 day of Oct, 2023.

  
 \_\_\_\_\_  
 Affiant  
 Luther Allen Griffin

6141 Pine Hill Dr  
 \_\_\_\_\_  
 Address of Affiant  
WALNUT CREEK, N.C. 27052

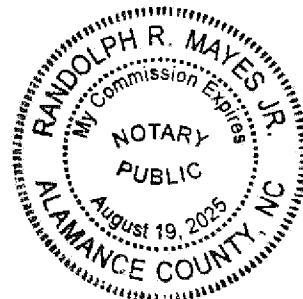
NORTH CAROLINA  
FORSYTH COUNTY

Subscribed and sworn to before me this 23 day of Oct, 2023.

  
 \_\_\_\_\_  
 Notary Public

My commission expires: 8-19-2025

[Notary seal]



STATE OF NORTH CAROLINA  
COUNTY OF FORSYTH

**AFFIDAVIT REGARDING FAMILY OF A DECEDENT**

The undersigned, being first duly sworn, deposes and says:

1. I was personally familiar with Alex Bowman (decedent) during her lifetime and familiar with the decedent's family.
2. I knew decedent and his/her family:
  - a. constantly for a period of 15 years, or
  - b. intermittently over a period of 15 years, for a total of about 15 years.
3. The nature of my relationship to decedent was: Family Friend  
(neighbor, family friend, business, etc.)
4. Decedent died on or about March 7th, 2012 (date of death.)
5. That the following are/were all the immediate family of decedent, living or dead, including spouse and any natural born, adopted or acknowledged illegitimate children, including and any natural born, adopted or acknowledged illegitimate children of deceased children:

Name:	Relationship to decedent:
Rickie A. Bowman _____	Son
Alex F. Bowman	Son
Shirley Bowman	Wife/ Pre-Deceased
_____	_____
_____	_____

(Continued on separate page if necessary:  yes  no).

6. I have no financial interest in any property of the decedent arising out of his death and estate.

Under penalty of perjury, Seller declares that he/she has examined this Affidavit and that to the best of his/her knowledge and belief, the contents of said Affidavit are true and correct.

This the 20 day of OCT, 2023.

*Marisol Garcia*  
 \_\_\_\_\_  
 Affiant  
 Marisol Garcia

101 Knott St. Winston Salem, N.C.  
 \_\_\_\_\_  
 Address of Affiant

NORTH CAROLINA  
Forsyth COUNTY

Subscribed and sworn to before me this 20 day of October, 2023.

*Leslie J Davis*  
 \_\_\_\_\_  
 Notary Public

My commission expires: 1-26-28

[Notary seal]

**LESLIE J DAVIS**  
 Notary Public, North Carolina  
 Stokes County  
 My Commission Expires  
 01/26/2028

STATE OF NORTH CAROLINA  
COUNTY OF FORSYTH

**AFFIDAVIT REGARDING FAMILY OF A DECEDENT**

The undersigned, being first duly sworn, deposes and says:

1. I was personally familiar with Shirley Pack Bowman (decedent) during her lifetime and familiar with the decedent's family.
2. I knew decedent and his/her family:
  - a. constantly for a period of 15 years, or
  - b. intermittently over a period of 15 years, for a total of about 15 years.
3. The nature of my relationship to decedent was: Family Friend  
(neighbor, family friend, business, etc.)
4. Decedent died on or about April 13th, 2012 (date of death.)
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Name:	Relationship to decedent:
Rickie A. Bowman	Son
Alex F. Bowman	Son
Alex Bowman	Husband/ Pre-Deceased
_____	_____
_____	_____

(Continued on separate page if necessary:  yes  no).

6. I have no financial interest in any property of the decedent arising out of his death and estate.

Under penalty of perjury, Seller declares that he/she has examined this Affidavit and that to the best of his/her knowledge and belief, the contents of said Affidavit are true and correct.

This the 20 day of Oct., 2023.

Marisol Garcia  
 Affiant  
 Marisol Garcia

101 Knott ST. Winston Salem, N.C.  
 Address of Affiant

NORTH CAROLINA  
Forsyth COUNTY

Subscribed and sworn to before me this 20 day of October, 2023.

Leslie J. Davis  
 Notary Public

My commission expires: 1-26-28

[Notary seal]

