

2024000407 00004FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$510.00

PRESENTED & RECORDED

01/05/2024 08:11:58 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3788

PG: 702 - 704

NORTH CAROLINA GENERAL WARRANTY DEED

Parcel ID No.: 6828-45-9852

Recording Time, Book and Page

Excise Tax Due: \$ 510

Verified by Forsyth County on the 15 day of December, 2023, by

Mail after recording to Matthew Lohr 5550 Dogwood Drive, Winston Salem, NC 27105

Prepared by: Jane Srivastava, a licensed NC attorney, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

This instrument was prepared without review or examination of title to the herein described property, and no opinions or representations are being made by Jane Srivastava or Cordell Law LLC. Preparer's services limited to deed preparation only.

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

The property herein conveyed _____ is or _____ is not the primary residence of Grantor.

THIS GENERAL WARRANTY DEED made this the 15 day of December, in the year 2023, by and between

<u>Grantor</u>	<u>Grantee</u>
Jose A. Orellana and spouse, Maria Petrona Reyes De Orellana Tax Mailing Address: 280 Joyner Circle Rural Hall, NC 27045	Matthew Lohr , unmarried Tax Mailing Address: 5550 Dogwood Drive, Winston Salem, NC 27105

File No. 23-23224

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Grantor's Loan No. 35042311969163

When reference herein is made to the Grantor and/or Grantee, the singular shall include the plural, the neuter shall include the masculine as well as the feminine.

WITNESSETH, that **Jose A. Orellana**, and spouse, **Maria Petrona Reves De Orellana** ("Grantor"), for and in consideration of the sum of \$255,000.00 (Two Hundred Fifty Five Thousand Dollars and Zero Cents) and other consideration to them in hand paid, the receipt of which is hereby acknowledged, do grant, bargain, sell and convey with general warranty covenants into **Matthew Lohr**, unmarried ("Grantee"), whose tax mailing address is 5550 Dogwood Dr. Winston Salem, NC 27105 and Grantee's heirs and assigns all right, title, claim, and interest of the said Grantor in and to the real estate described as follows:

All that certain lot or parcel of land situate in the City of Winston Salem, County of Forsyth, State of North Carolina, and being more particularly described as follows:

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.

Parcel ID 6828-45-9852

Property Address is: 5550 Dogwood Dr, Winston Salem, NC 27105

Grantor acquired the property hereinabove described by Official Records Book 3767 Page 3796.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on December 15, 2023:

Jose A Orellana
Jose A Orellana

Maria Petrona Reves De Orellana
Maria Petrona Reves De Orellana

STATE OF North Carolina
COUNTY OF Forsyth

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Jose A Orellana** and **Maria Petrona Reves De Orellana**, personally known to me, or has produced license, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 15th day of December, 2023.

[Signature]
Notary Public

Notary Commission Expires: 11-11-2026

