

**2024003456 00096**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$185.00**

PRESENTED &amp; RECORDED

02/05/2024 02:04:12 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3791

PG: 3080 - 3084

**GENERAL WARRANTY DEED**Excise Tax: **\$185.00**

Tax Parcel ID No. 6859-91-3304.000 Verified by \_\_\_\_\_ County  
 on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ By: \_\_\_\_\_

Mail/Box to: Grantee: 3428 Rosemont Ave, W-S, NC 27127

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

Brief description for the Index:

THIS DEED, made this the 5th day of February, 2024, by and between

**GRANTOR:** Alex Willis, unmarried, Charlena Willis Greer, unmarried, Belinda Willis Warren, unmarried and Christopher L. Willis, unmarried, being all of the heirs of Evyonne Willis (date of death 2/17/2016)  
 whose mailing address is \_\_\_\_\_  
 (herein referred to collectively as **Grantor**) and

**GRANTEE:** Jose Arnoldo Segovia Jimenez  
 whose Property address is 4263 Mecum Road., Walkertown, NC 27051  
 Mailing address is: \_\_\_\_\_  
 (herein referred to collectively as **Grantee**) and

*[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]*

**WITNESSETH:**

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

**See attached Exhibit A**

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 374, Page 318, and being reflected on plat(s) recorded in Map/Plat Book \_\_\_\_\_, page/slide \_\_\_\_\_.

All or a portion of the property herein conveyed \_\_\_\_\_ includes or X does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided if any  
 submitted electronically by "Law Office of Thomas G. Jacobs"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_

Alex Willis (SEAL)  
Alex Willis

By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_

Charlena Willis Greer (SEAL)  
Charlena Willis Greer

By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_

Belinda Willis Warren (SEAL)  
Belinda Willis Warren

By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_

Christopher L. Willis (SEAL)  
Christopher L. Willis

State of NC  
County of Forsyth

(Official/Notarial Seal)

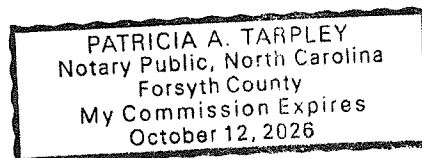
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Alex Willis

[insert name(s) of principal(s)].

Date: 1-31-24

Patricia A. Tarpley  
PATRICIA A. TARPLEY Notary Public  
Notary's Printed or Typed Name



My Commission Expires:  
10/12/2026

State of NC  
County of Forsyth

(Official/Notarial Seal)

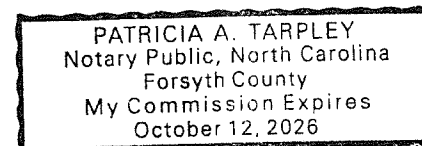
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Charlena Willis Greer

[insert name(s) of principal(s)].

Date: 1-31-24

Patricia A. Tarpley  
PATRICIA A. TARPLEY Notary Public  
Notary's Printed or Typed Name



My Commission Expires:  
10/12/2026

State of NC  
 County of Forsyth

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:

Belinda Willis Warren

\_\_\_\_\_[insert name(s) of principal(s)].

Date: 1-31-24

Patricia A. Tarpley Notary Public  
 Notary's Printed or Typed Name

My Commission Expires:

10/12/2026

(Official/Notarial Seal)

PATRICIA A. TARPLEY  
 Notary Public, North Carolina  
 Forsyth County  
 My Commission Expires  
 October 12, 2026

State of NC  
 County of Forsyth

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:

Christopher L. Willis

\_\_\_\_\_[insert name(s) of principal(s)].

Date: 1-31-24

Patricia A. Tarpley Notary Public  
 Notary's Printed or Typed Name

My Commission Expires:

10/12/2026

(Official/Notarial Seal)

PATRICIA A. TARPLEY  
 Notary Public, North Carolina  
 Forsyth County  
 My Commission Expires  
 October 12, 2026

**Exhibit A**

Beginning at an iron stake in the east margin of Mecum Road. (NC #1981), said stake being northwardly about  $\frac{1}{2}$  mile from the intersection of Pine Hall Road with Mecum Road, and said stake being the northwest corner of Lot #5 and the southwest corner of Lot #4 as shown on an unrecorded map of Bennett Surveying Company made 6/14/79 of Section Two of the Tom McGee and Charles D. McGee property; thence N  $89^{\circ}$  19 minutes E 504.2 feet with the north line of Lot #5 and the south line of Lot #4 to an iron stake in the Curtis Todd line; thence with the Todd line N  $15^{\circ}$  50 minutes W 100 feet to an iron stake, the southeast corner of Lot #3; thence S  $89^{\circ}$  42 minutes 20 seconds W 468.46 feet with the south line of Lot #3 to an iron stake in the east margin of Mecum Road; thence with the east margin of Mecum Road S  $4^{\circ}$  55 minutes W 100 feet to the place of beginning, being all of Lot #4 as shown on the unrecorded map by Bennett Surveying Company described above.

## Exhibit B

Prepared by and return to: Thomas G. Jacobs, Esq.

STATE OF NORTH CAROLINA

## FAMILY HISTORY AFFIDAVIT

COUNTY OF FORSYTH

The undersigned, having personal knowledge of the persons and the facts set-out herein regarding the property located at **4263 Mecum Road, Walkertown, NC 27051** hereby attests to the following in order to establish title to the aforementioned property, and hereby attests as follows:

1. Evyonne S. Willis died intestate on the 17th day of February, 2016 as the owner of 4263 Mecum Road, Walkertown, NC 27051, having been conveyed said property in Deed Book 1374, Page 318 of the Forsyth County Registry on September 27, 1982. Charles A. Willis spouse of Evyonne S. Willis predeceased her and was survived by one (4) children, Alex Willis, Charlena Willis Greer, Belinda Willis Warren and Christopher L. Willis.

All parties to this transaction are of majority, and this Affidavit is being given to establish title history and to convey clear title to a purchaser.

This the 31 day of January, 2024.

Alex Willis  
Alex Willis

Charlena Willis Greer  
Charlena Willis Greer

Belinda Willis Warren  
Belinda Willis Warren

Christopher L. Willis  
Christopher L. Willis

Sworn to and subscribed before me by Alex Willis, Charlena Willis Greer, Belinda Willis Warren and Christopher L. Willis, this the 31 day of January 2024.

Patricia A. Tarpley  
NOTARY PUBLIC  
My commission expires: 10/12/2026

PATRICIA A. TARPLEY  
Notary Public, North Carolina  
Forsyth County  
My Commission Expires  
October 12, 2026