

2024003611 00092

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$210.00

PRESENTED & RECORDED

02/06/2024 01:19:04 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3791

PG: 3975 - 3976

Tax Parcel Identifier Number: 6846-01-1175.000

Revenue Stamps: \$210.00

This instrument was prepared by: **Truman Barker, Esq**, a licensed North Carolina attorney, **Barker Law, P.C.** – Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. Without Survey.

Return to: **Barker Law, P.C.** – 1006 N. Main Street, High Point, NC 27262

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made **February 6**, 2024 by and between

GRANTOR

**Garrett Anthony Lennon, unmarried; and
 Gladys Ann Lennon, widow**

Mailing Address:
 4054 Hilda Street
 Winston Salem, NC 27101

GRANTEE

Christian O. Ortiz-Coyago, unmarried

Mailing Address:
916 Yorktown RD
Kernersville, NC 27284

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 104 of Slater Park, Section 2 as shown on the map recorded in Plat Book 17, Page 132 in the Forsyth County Registry.

Said parcel having the address of: 2132 Gerald Street, Winston Salem, NC 27101

The real property referenced herein **does not** include the primary residence of the Grantor.

submitted electronically by "Barker Law, P.C."
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

For back reference, see Deed Book 3506, Page 1710 and Deed Book 3158, Page 1527 in the Forsyth County Registry. Gladys Ann Lennon joins in the execution of this deed to correct any issues with deed recorded in Deed Book 3506, Page 1710, Forsyth County Registry.

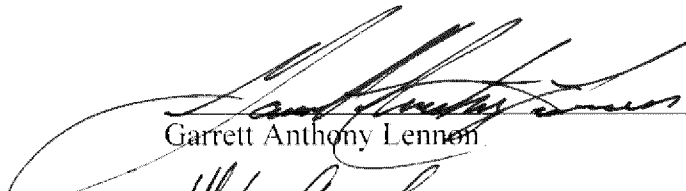
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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:

Ad valorem taxes for the current year and any special taxes due by reason of use of the premises, rights-of-way of public highways, roads, and public utilities adjacent to or servicing the premises, easements and restrictions of public record, and noncompliance, if any, with local, county, state or federal government laws, ordinances, or regulations relative to zoning, environment, subdivision, occupancy, use, construction or the development of the subject property. Pro ration of any taxes shall be according to agreement of the parties.

IN WITNESS WHEREOF, the Grantors have hereunto set his/her hand and seal the day and year of the Notary acknowledgment herein.

 (SEAL)
Garrett Anthony Lennon

 (SEAL)
Gladys Ann Lennon

County of Guilford State of North Carolina

I certify that the following persons personally appeared before me this day, each acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Garrett Anthony Lennon and Gladys Ann Lennon**

Date: Feb 6, 2024


Notary Public
My Commission Expires: Mar 4, 2028

