



2024006131 00016

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$120.00

PRESENTED & RECORDED:
02-29-2024 10:31:41 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3794
PG: 3988-3990

NORTH CAROLINA GENERAL WARRANTY DEED

W:\DOC FILES-MSWORD-PDF-OTHER FORMATZ-REALPR\DEEDS\WARRANTY-MISC TYPES\A-NC BAR-DOC PREP - 2002 FORM (CURRENT FORM)\STANDARD DEED FROM H & W SELLER TO IND\BONNILA & LOPEZ - TO HERRERA - LT 22 DON CAIN 9-14-23.DOC

Mail to: Grantee at the mailing address set out below.

Drawn By: Harry A. Boles, Attorney-at-Law, 214 E. Mountain Street, Suite 101, Kernersville, NC, 27284

Excise Tax: \$120.00

Statement from Grantor concerning Primary Residence: The property conveyed herein was not the Primary Residence of the Grantor; by Signing this Deed, Grantor Verifies the Answer to this Statement and the Amount of Excise Stamps; and DELINQUENT TAXES, IF ANY, TO BE PAID BY THE CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT OF THE CLOSING PROCEEDS.

Tax Identification Data: Tax Lot 22 (PIN: 6869-15-8884.00), Block 5167C

Brief Description for the index Lt 22, R. Don Cain Prop, PB 30/166

THIS DEED made this 14th day of September, 2023, by and between

GRANTOR

GRANTEE

**JOAQUIN LOPEZ SORIANO and wife,
FRANCISCA SELENE BONILLA**

ARELI CALLEJA HERRERA (Single)

Mailing Address:
4261 Cardwell Manor St.
Walkertown NC, 27051

Mailing and Property Address:
4550 Effie Lane
Walkertown NC, 27051

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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.

Original to: Michelle Mills

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 in all that certain lot or parcel of land together with all improvements located thereon situated in **Salem Chapel Township, Forsyth County, North Carolina**, which is more particularly described as follows:

See Property Description attached hereto as **Exhibit A** which is incorporated herein by reference.

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 **Grantors covenants** with the Grantee, that they are **seized of the Premises in fee simple**, have the right to convey the same in fee simple, that **title is marketable and free and clear of all encumbrances**, and that **the Grantors will warrant and defend the title** against the lawful claims of all persons whomsoever except for the following exceptions:

1. Easements, restrictions, and rights-of-way of record, if any; and
2. 2024 *ad valorem* property taxes.

IN WITNESS WHEREOF, the Grantor(s) have duly executed the foregoing as of the day and year first above written.

JOAQUIN LOPEZ SORIANO (SEAL)
JOAQUIN LOPEZ SORIANO
Grantor

FRANCISCA SELENE BONILLA (SEAL)
FRANCISCA SELENE BONILLA
Grantor

NORTH CAROLINA)
)
FORSYTH COUNTY)

I, **MICHELLE MILLS**, a Notary Public of **Forsyth County, North Carolina**, certify that certify that **JOAQUIN LOPEZ SORIANO and wife, FRANCISCA SELENE BONILLA**, Grantors, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the Grantor for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 14th day of September 2023.

[SEAL/STAMP] MICHELLE MILLS
NOTARY PUBLIC
Forsyth County, North Carolina
My Commission Expires 5-7-25

Michelle Mills
MICHELLE MILLS
Notary Public

My Commission Expires
May 7, 2025

MICHELLE MILLS
NOTARY PUBLIC
Forsyth County, North Carolina
My Commission Expires 5-7-25

EXHIBIT A

Property Description

(22-141/4955, Bonilla & Herrera) Being a tract or parcel of real property lying in **Salem Chapel Township, Forsyth County, North Carolina**, and being more particularly described as follows:

BEING KNOWN AND DESIGNATED AS Lot 22 as shown on the Plat Map of the “**Alan Royal, Rickey Lee Lowery, & R. Don Cain**” property recorded in the **Plat Book 30 at Page 166** in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The above-described property is known on the Forsyth County Tax Maps as **Tax Lot 22 (PIN 6869-15-8884.00), Block 5167C** and is further the same property as that property described in the conveyance recorded in **Book 3699 at Page 216** of the Forsyth County, North Carolina, Registry.

A **1985 Park single-wide Mobile Home** having **VIN PHNC13357S84** is located on the real property and has been permanently affixed to the above-described real property by having its tongue and axels removed and being placed on a permanent foundation, therefore the Mobile Home is a part of the real property. A Declaration of Intent to Affix the Manufactured Home to Real Property shall be filed in the public record pursuant to NCGS 47-20.7.

Property Address: 4550 Effie Lane, Walkertown, NC 27051