

2024007046 00039FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$106.00PRESENTED & RECORDED
03/07/2024 10:54:44 AM**LYNNE JOHNSON**
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY**BK: RE 3796****PG: 51 - 52****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax:	\$106.00
Parcel ID:	
Mail/Box to:	The Zara Law Firm, PLLC, 501-A Executive Place, Fayetteville, NC 28305
Prepared by:	The Zara Law Firm, PLLC, 501-A Executive Place, Fayetteville, NC 28305
Brief description for the index:	Lot 4 Rockledge Addition County of Forsyth State of North Carolina

THIS GENERAL WARRANTY DEED ("Deed") is made on the 4 day of March, 20 24, by and between:

GRANTOR	GRANTEE
Debra Shore, unmarried 42 Edgewood View Lane Winston Salem, NC 27127	Antonio Leodegario Noyola Dominguez 3325 Travis Street Winston Salem, NC 27101

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows (the "Property"):

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

Being known and designated as Lot Number 4 as shown upon the map of Richard K. and W.E. Blevins Property (a Re-subdivision of Lots in Rockledge Additions No. 2 and No. 4), of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 17 at Page 182, to which Plat reference is hereby made for a more particular description.

BEING THE SAME PREMISES conveyed unto Debra Shore by Warranty Deed from U.S. Bank National Association as Trustee dated May 23, 2008; recorded May 29, 2008 in the Office of the Register of Deeds for Forsyth County, North Carolina in Book RE 2835 at Page 935.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 2835 Page 935.All or a portion of the Property includes or does not include the primary residence of a Grantor.A map showing the Property is recorded in Book 17 Page 182.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Debra Shore
Name: Debra Shore

Entity Name

Name:

By: _____

Name:

Title:

Name:

By: _____

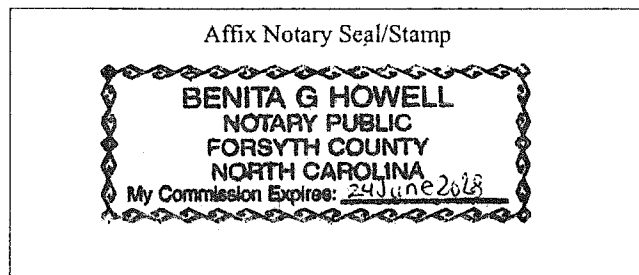
Name:

Title:

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, Benita G Howell, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 4 day of March, 20 24 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):

Debra Shore



Benita G Howell
Notary Public (Official Signature)
My commission expires: 24 June 2028