

2024007434 00090FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$50.00

PRESENTED & RECORDED

03/11/2024 01:44:40 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3796

PG: 2165 - 2175

Tax Parcel Identifier Number: 6882-65-9796.000**Revenue Stamps: \$50.00**This instrument was prepared by: Cecil & Cecil, P.A. – Without SurveyReturn to: Grantee**NORTH CAROLINA GENERAL WARRANTY DEED**THIS DEED made February 23, 2024, by and between**GRANTOR**

Judy J. Frye, divorced and unmarried, 1/7 undivided interest;
Marie J. Brooks, widowed and unmarried, 1/7 undivided interest;
Frieda J. Scott, widowed and unmarried, 1/7 undivided interest;
Rivers J. Newman, 1/7 undivided interest, and spouse, James A. Newman;
Peggy J. Kendrick, widowed and unmarried, 1/7 undivided interest;
Faye Joyce Stewart, widowed and unmarried, 1/7 undivided interest;
Samuel Jessie Joyce, 1/21 undivided interest, and spouse, Heather Michelle Joyce;
Melissa Lynn Joyce, a single woman, 1/21 undivided interest; and
Matthew Kyle Joyce, a single man, 1/21 undivided interest

Mailing Address:
 425 Elliot Road
 Reidsville, NC 27320

GRANTEE

Emerson Alejandro Tabora and spouse, Janeth Murrieta Tabora

Mailing Address:
 7760 Watkins Ford Road
 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.

Submitted electronically by "Cecil & Cecil, P.A."
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 ALL of Tax Block 5697, Lot 2, also known as Lot 2, Block B of Cedarwood Hills Subdivision, Section 1, as recorded in Plat Book 23, Page 47, Office of the Register of Deeds of Forsyth County, North Carolina.

Said parcel has the address of 0 Cedarwood Trail, High Point, NC 27265.

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

For back reference see deed recorded in Deed Book 2148, Page 728, Office of the Register of Deeds of Forsyth County, North Carolina.

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.

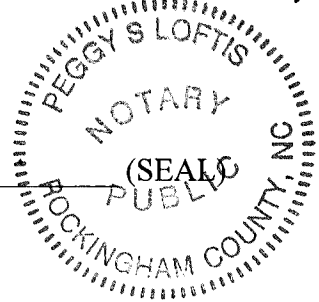
Title to the property hereinabove described is subject to the following exceptions:

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.

(The remainder of this page is intentionally blank.)

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

Judy J. Frye
JUDY J. FRYE



STATE OF NORTH CAROLINA
COUNTY OF Rockingham

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: Judy J. Frye.

Date: 2-23-2024

Peggy S. Loftis
Notary Public
My Commission Expires: April 7, 2025




MARIE J. BROOKS (SEAL)

STATE OF NORTH CAROLINA
COUNTY OF _____

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: Marie J. Brooks.

Date: _____

Notary Public
My Commission Expires: _____


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

_____(SEAL)
JUDY J. FRYE

STATE OF NORTH CAROLINA
COUNTY OF _____

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: **Judy J. Frye.**

Date: _____

Notary Public
My Commission Expires: _____


_____(SEAL)
MARIE J. BROOKS

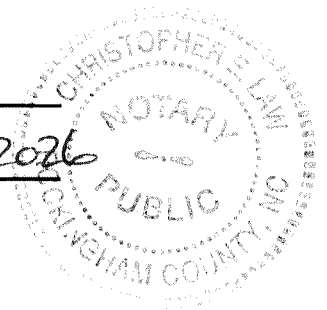
STATE OF NORTH CAROLINA
COUNTY OF Rockingham

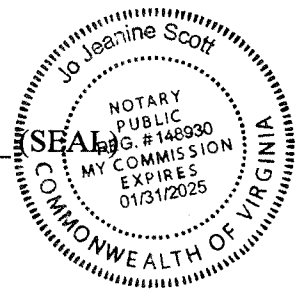
I certify that the following persons personally appeared before me this day, each acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Marie J. Brooks.**

Date: 02-22-2024



Notary Public
My Commission Expires: April 12th 2026





Frieda J. Scott
FRIEDA J. SCOTT

STATE OF ^{Virginia} NORTH CAROLINA
 COUNTY OF POWHERATAN

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: **Frieda J. Scott.**

Date: 02/24/2024

Jo Jeanine Scott 148930
 Notary Public
 My Commission Expires: 01/31/2025

 RIVERS J. NEWMAN (SEAL)

 JAMES A. NEWMAN (SEAL)

STATE OF NORTH CAROLINA
 COUNTY OF _____

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: **Rivers J. Newman and James A. Newman.**

Date: _____

 Notary Public
 My Commission Expires: _____

(SEAL)

FRIEDA J. SCOTT

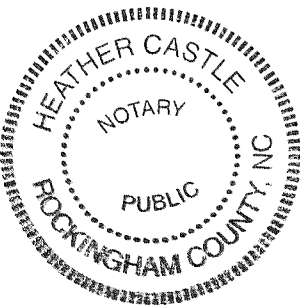
STATE OF NORTH CAROLINA
COUNTY OF _____

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: **Frieda J. Scott.**

Date: _____

Notary Public

My Commission Expires: _____



Rivers J. Newman (SEAL)
RIVERS J. NEWMAN

James A. Newman (SEAL)
JAMES A. NEWMAN

STATE OF NORTH CAROLINA
COUNTY OF Rockingham

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: **Rivers J. Newman and James A. Newman.**

Date: 2. 23. 24

Notary Public

My Commission Expires: 9. 20. 28

Faye Joyce Stewart (SEAL)
FAYE JOYCE STEWART

STATE OF NORTH CAROLINA
 COUNTY OF Rockingham

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: **Faye Joyce Stewart.**

Date: 02-28-24

Chrt E. Law
 Notary Public

My Commission Expires: April 12th 2026



~~[Signature]~~ (SEAL)
PEGGY J. KENDRICK

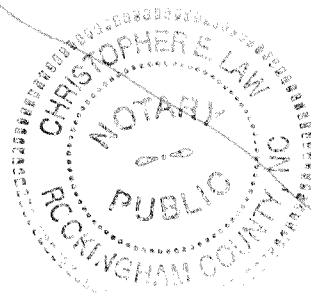
STATE OF NORTH CAROLINA
 COUNTY OF Rockingham

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: **Peggy J. Kendrick.**

Date: 02-28-24

Chrt E. Law
 Notary Public

My Commission Expires: April 12th 2026





_____(SEAL)
FAYE JOYCE STEWART

STATE OF NORTH CAROLINA
COUNTY OF _____

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: **Faye Joyce Stewart.**

Date: _____

Notary Public
My Commission Expires: _____

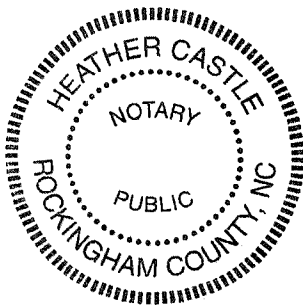
Peggy J. Kendrick _____ (SEAL)
PEGGY J. KENDRICK

STATE OF NORTH CAROLINA
COUNTY OF Rockingham

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: **Peggy J. Kendrick.**

Date: 2.22.24

Heather Castle _____
Notary Public
My Commission Expires: 9.20.2028



Samuel J. Joyce (SEAL)
SAMUEL J. JOYCE

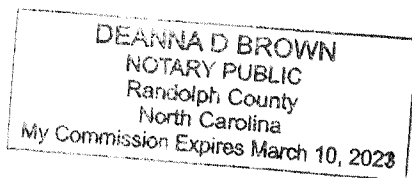
Heather Michelle Joyce (SEAL)
HEATHER MICHELLE JOYCE

STATE OF NORTH CAROLINA
COUNTY OF Randolph

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: **Samuel J. Joyce and Heather Michelle Joyce.**

Date: 2-28-24

Deanna D. Brown
Notary Public
My Commission Expires: March 10, 2028



MELISSA LYNN JOYCE (SEAL)

STATE OF NORTH CAROLINA
COUNTY OF _____

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: **Melissa Lynn Joyce.**

Date: _____

Notary Public
My Commission Expires: _____

_____(SEAL)
SAMUEL J. JOYCE

_____(SEAL)
HEATHER MICHELLE JOYCE

STATE OF NORTH CAROLINA
COUNTY OF _____

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: **Samuel J. Joyce and Heather Michelle Joyce.**

Date: _____

Notary Public

My Commission Expires: _____

Melissa Lynn Joyce (SEAL)
MELISSA LYNN JOYCE

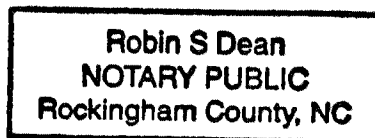
STATE OF NORTH CAROLINA
COUNTY OF Rockingham

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: **Melissa Lynn Joyce.**

Date: 2-26-2024

Robin S Dean
Notary Public

My Commission Expires: 12-15-2025



Matthew Kyle Joyce (SEAL)
MATTHEW KYLE JOYCE

STATE OF NORTH CAROLINA
COUNTY OF Randolph

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: Matthew Kyle Joyce.

Date: 2/29/24

Mackenzie Isom
Notary Public

My Commission Expires: 7/15/25

