

2024009305 00083

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$270.00

PRESENTED & RECORDED

03/26/2024 01:25:44 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3798

PG: 3482 - 3483

NORTH CAROLINA GENERAL WARRANTY DEED****No title search requested or performed****

Excise Tax: \$270.00

Parcel Identifier No.: 6835-99-2604.00

Mail/Box to: McGuire & McGuire, PO Box 67, Thomasville, NC 27361

This instrument was prepared by: David T. Kasper, 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: Lot 393 North Cameron Part Addition

THIS DEED made this 22 day of March, 20 24, by and between:

GRANTOR	GRANTEE
Lloyd W. Kelly and wife, Griselda Tinajero	Yanira Franky Alvarenga Guevara
Forwarding address: 4031 Highland Creek Court Pfafftown, NC 27040	Buyer mailing address: 2908 Bittersweet Road Winston-Salem, NC 27106

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, parcel of land or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

Frontage on Rich Avenue of 50 feet and of that same width extending back eastwardly between parallel line 110 feet. Being known and designated as Lot No. 393 as shown by and upon a map of North Cameron Park Addition, made by G.F. Hinshaw, C.E. in January, 1938 and of record in the Register of Deeds office of Forsyth County, NC, in Plat Book No. 8, page 217, 8 sheets.

No portion of the property herein conveyed includes the Grantor's primary residence.

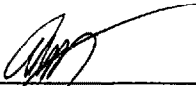
For back title see Deed Book 3473, Page 2660, Forsyth County Registry.

Submitted electronically by "Mark L. McGuire, 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.


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, other than the following exceptions: Easements, restrictions of record, and ad valorem taxes for 2024 and subsequent years.

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



 Lloyd W. Kelly



 Griselda Tinajero

STATE OF NORTH CAROLINA

COUNTY OF Forsyth

I, Debra Secord, a Notary Public, do hereby certify that Lloyd W. Kelly and Griselda Tinajero personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and (where an official seal is required by law) official seal.

This the 22 day of March, 2024.



Printed Name: Debra Secord

My Commission Expires: 7/17/2026

