

2024009652 00113

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$560.00

PRESENTED & RECORDED
03/28/2024 01:11:49 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3799
PG: 1032 - 1033

NORTH CAROLINA GENERAL WARRANTY DEED

EXCISE TAX: \$560

Mail after recording to: Grantee @ PROPERTY ADDRESS

This instrument prepared by: Voula Boutis, Esq. A LICENSED N.C. 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 2, OWENS DOUTHIT JR REVISED PLAT

TAX PARCEL #6868-09-0315.000

THIS DEED made this 28TH day of MARCH, 2024, by and between

GRANTOR: APRIL DENISE WILMOTH, UNMARRIED

Mailing Address: 1044 Dogwood Dr, King NC 27021

**GRANTEE: HERMAN IVAN LOPEZ DEL PORTE, UNMARRIED; AND
ZITLALLI ALEJANDRA ROBLES CLAVEL, UNMARRIED AS JOINT TENANTS
WITH RIGHTS OF SURVIVORSHIP**

Property Address: 4050 Pine Hall Rd, Walkertown NC 27051

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:

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 FORYSTH County, North Carolina and being more particularly described as follows:

This is the primary residence of the Grantor. (N.C.G.S. S105-317.2)

BEING ALL OF LOT 2, IN THE SALEM CHAPEL TOWNSHIP, CONTAINING 2.535 ACRES, MORE OR LESS, AS SHOWN ON THAT PLAT ENTITLED "FINAL PLAT FOR OWENS DOUTHIT JR. REVISED" AS SAME IS RECORDED IN PLAT BOOK 73, PAGE 114, TO WHICH PLAT SPECIFIC REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY, SAID PLAT BEING ON FILE IN THE OFFICE OF THE REGISTER OF DEEDS FOR FORSYTH COUNTY, NORTH CAROLINA.

AND BEING ALL OF THE SAME PROPERTY DESCRIBED IN DEED RECORDED IN BOOK 3772, PAGE 490 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA

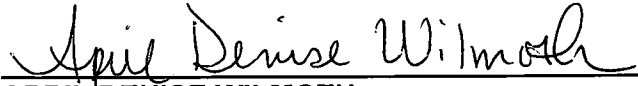
Prior instrument reference: Book 3772 at Page 490

A map showing the above-described property is recorded in Plat Book 73 at Page 114

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 the 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 the Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

All easements, restrictions and rights of way of record, if any, and ad valorem taxes for the current and all subsequent years

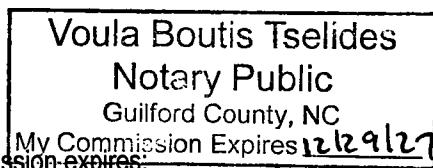
IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand and seal this 28TH day of MARCH 2024

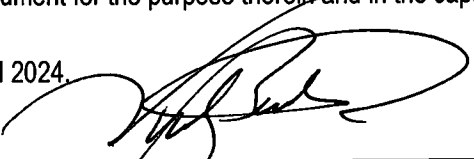

_____(SEAL)
APRIL DENISE WILMOTH

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

I, Voula Boutis Tselides, a Notary Public of the County and State aforesaid, certify **APRIL DENISE WILMOTH**, principal(s), personally appeared before me this day, and I have seen satisfactory evidence of the principal's identity, by current State or Federal identification with the principal's photograph in the form of a state issued driver's license, and the principal acknowledged to me that he/she voluntarily signed the foregoing document for the purpose therein and in the capacity indicated

WITNESS my hand and official stamp/seal, this 28TH day of MARCH 2024.





Notary Public

My commission expires: 12/29/27