

2024010403 00089

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$240.00

PRESENTED & RECORDED

04/04/2024 12:34:56 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3800**PG: 568 - 572****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$240.00

Parcel Identifier No. 6834-87-7868.000

Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail to: Atlas Orange, 109 East Mountain Street – Suite D, Kernersville, NC 27284

This instrument prepared by: Rachel M Starnes, a licensed North Carolina attorney, for Atlas Orange

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 54 Reynolds Place PB 1 PG 48

THIS DEED made the 3 day of April , 2024, by and between

GRANTOR	GRANTEE
Gumecindo Noyola Guzman and wife, Magali Marquez Avila	Consuelo Muñoz Gutierrez, an unmarried woman
	and
	Antonio Martinez Lugo, an unmarried man
Grantor Address: _____ _____	Property Address: 1975 Bloomfield Drive Winston-Salem, NC 27107

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

See Exhibit "A" attached hereto and incorporated by reference.

The property herein described [☐] is or [☐] is not the primary residence of the Grantors.

submitted electronically by "Orenstein Law PLLC"
 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:

Subject to easements, rights of way, and other restrictions of record.

(signatures to follow)

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

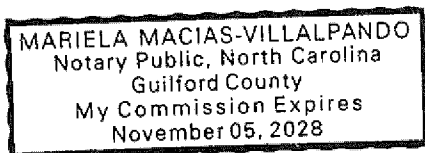
Magali M-A (SEAL)
Magali Marquez Avila

STATE OF NC

COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Magali Marquez Avila personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 3 day of April, 2024.



Mariela Macias
Mariela Macias V Notary Public
My commission expires: 11/05/2028

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



(SEAL)

Gumecindo Noyola Guzman

STATE OF NCCOUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Gumecindo Noyola Guzman personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 3 day of April, 2024.

MARIELA MACIAS-VILLALPANDO
Notary Public, North Carolina
Guilford County
My Commission Expires
November 05, 2028



Mariela Macias V Notary Public

My commission expires: 11/05/2028

Exhibit "A"

**Property of Consuelo Muñoz Gutierrez, an unmarried woman
1975 Bloomfield Drive**

BEING ALL of lot 54 as shown on the map of Reynolds Place, as recorded in Plat Book 1, Page 48, in the office of the Register of Deeds of Forsyth County, North Carolina.

The subject property is the same as that property described in Deed Book 3735, Page 381, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6834-87-7868.000 on the Forsyth County Tax Maps.