

2024011399 00029

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$375.00

PRESENTED & RECORDED
04/12/2024 10:15:52 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3801
PG: 1788 - 1790

GENERAL WARRANTY DEED

Excise Tax: **\$375.00**

Tax Parcel ID No. **6847-72-4974.000** Verified by _____ County
on the ____ day of _____, 20____ By: _____

Mail/Box to: **Grantee: 3515 Renon Rd, Winston-Salem, NC 27127**

This instrument was prepared by: **Thomas G. Jacobs, 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:

THIS DEED, made this the **12th** day of **April**, 20**24**, by and between

GRANTOR:

Iglesia Alianza Cristiana y Misionera of Winston-Salem

whose mailing address is 257 Locust Glen Dr, Cranston RI 02971
(herein referred to collectively as **Grantor**) and

GRANTEE: Mepfigozep Franco Grajeda and spouse Claudia Iveth Martinez-Lara, tenants by entirety

whose property address is 3961 Northampton Drive, Winston-Salem, NC 27105

Mailing address: 3515 Renon Rd., Winston-Salem, NC 27127
(herein referred to collectively as **Grantee**) and

[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

See attached Exhibit A

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 2213, Page 3123, and being reflected on plat(s) recorded in Map/Plat Book _____, page/slide _____.

All or a portion of the property herein conveyed _____ includes or X does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

Submitted electronically by "Law Office of Thomas G. Jacobs"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

Iglesia Alianza Cristiana y Misionera of Winston-Salem

By: Hazael Morell (SEAL)
Print/Type Name & Title: Hazael Morell

By: _____ (SEAL)
Print/Type Name & Title: _____

By: _____ (SEAL)
Print/Type Name & Title: _____

By: _____ (SEAL)
Print/Type Name & Title: _____

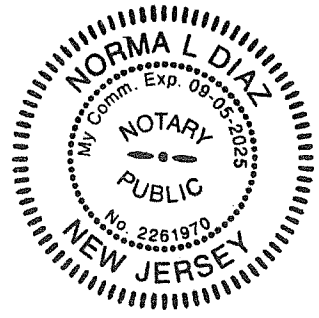
State of New Jersey
County of Morris

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:
Hazael Morell, Treasurer of Iglesia Alianza Cristiana y Misionera of Winston-Salem
_____ [insert name(s) of principal(s)].

Date: 4/8/2024 Norma L. Diaz
Notary Public
Notary's Printed or Typed Name

My Commission Expires:
9/5/2025

(Official/Notarial Seal)



State of _____
County of _____

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:
_____ [insert name(s) of principal(s)].

Date: _____

Notary Public
Notary's Printed or Typed Name

My Commission Expires:

(Official/Notarial Seal)

**LEGAL DESCRIPTION
FOR IGLESIA ALLIANCE CHRISTIAN MISSIONARY CHURCH OF W-S**

Lying and being in Winston Township, Forsyth County, NC on the east side Northhampton Drive and described as follows:

BEGINNING at a ½" existing iron pipe, said iron pipe being the northwest corner of lot 1 as shown on Map of Carl Johnson property as recorded in plat book 9 page 113 in the Forsyth County Registry, said iron pipe also being located within the right of way of Northhampton Drive; thence N04° 15' 00" E 261.24 feet to an existing ½" iron pipe within the right of way of Northhampton Drive; said iron pipe also being the southwest corner of tax lot 16-B tax block 3238 owned by Scott Hemming as described in Deed Book 2188 Page 57; thence with the south line of said Hemming and falling in line with another south line of property owned by Hemming as described in Deed Book 2188 Page 79 and falling in line with another lot owned by said Hemming as described in Deed Book 2188 Page 57; S89° 35' 44" E 487.23 feet to a tall ¾" existing iron pipe the southeast corner of the last mentioned Hemming lot, said iron pipe also being located in the west line of lot 3 of The J.R. Whicker Estate as recorded in Plat Book 11 Page 140; thence with the east line of the last mentioned Hemming lot and the west line of said lot 3 N00° 57' 37" E 112.48 feet to a tall ½" existing iron pipe, said iron pipe being a corner with Carol W. Carter property as described in Deed Book 1898 Page 2298; thence with said Carter's south line S88° 51' 26" E 326.42 feet to a tall ½" existing iron pipe the southeast corner of said Carter, said iron pipe also being located in the west line of lot 4 of the said J.R. Whicker Estate, said iron pipe also being located in the west line of property owned by Bethel T. Whicker as described in Deed Book 534 Page 91 and Deed Book 723 Pages 38-40; thence with the west line of said lot 4 S00° 59' 13" W 348.70 feet to a tall ½" existing iron pipe on the south bank of a creek, said iron pipe being the northeast corner of property owned by Dewey N. Linville, Jr. as described in Deed Book 2134 Page 1221; thence the following three lines with said Linville, N88° 56' 05" W 326.02 feet to a tall ½" existing iron pipe in the west line of said lot 3 of said J.R. Whicker Estate; thence S00° 54' 11" W 412.70 feet to a new ½" iron pipe, thence N84° 27' 29" W 250.24 feet to an old stone, said Linville's corner in the east line of lot 3 of said Carl Johnson property now owned by Marshall Patterson, III as described in Deed Book 1750 Page 2861; thence with the east line of said Patterson and falling in line with another east line of property owned by Lillian M. Patterson as described in Deed Book 2086 Page 2360 and also falling in line with property owned by Coy M. Collins as described in Deed Book 2198 Page 3282, N02° 12' 26" E 351.90 feet to a new ½" iron pipe the northeast corner of said Collins property, said iron pipe also being the northeast corner of lot 1 of the aforementioned map of Carl Johnson property; thence with the north line of said Collins and the north line of said lot 1 N86° 24' 27" W 261.34 feet to an iron pipe the place of **BEGINNING**

Containing 7.744 acres more or less and being known as part of lot 3 and part of the W.L. Whicker Estate lot of the map of the J.R. Whicker Estate as recorded in plat book 11 page 40. For reference see tax block 3238 tax lots 14 and 15. For deed reference see Deed Book 397 Page 262 and Deed Book 635 Page 7.

Prepared by Mr. Joseph E. Franklin, Sr. on November 20, 2001.