



2024014737 00018
FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
05-09-2024 08:39:29 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3805
PG: 2724-2727

NON-WARRANTY DEED

Excise Tax: 0.00
Tax Parcel ID Number 6836-32-3795.000
Mail/Box to: Grantee:

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.

No title exam requested or performed. Original To

Brief description for the Index:

THIS DEED, made this the 21st day of March, 2024, 2023, by and between

GRANTOR: Efrain Rodriguez Avelar and Leticia Rodriguez
whose mailing address is 1411 Mt. Whitney Dr. San Jose CA 95127
(herein referred to collectively as Grantor) and

GRANTEE: David Alexander Raya Gonzalez
whose mailing address 204 Sierra Vista Ave, Mountain View, CA 94043
(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, quitclaims and conveys unto Grantee in fee simple the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

See Attached Exhibit A

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple. Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

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.

By: _____ (Entity Name) x Efrain Rodriguez (SEAL)
Print/Type Name & Title: owner Efrain Rodriguez Avelar

By: _____ x Leticia Rodriguez (SEAL)
Print/Type Name & Title: owner Leticia Rodriguez

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

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

State of California
County of Santa Clara

(Official/Notarial Seal)

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:

Efrain Rodriguez Avelar and Leticia Rodriguez

[insert name(s) of principal(s)].

Date: 3/21/2024

Jennifer Raya Gonzalez Notary Public
Notary's Printed or Typed Name

My Commission Expires:
December 23, 2027



State of _____
County of _____

(Official/Notarial Seal)

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:

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

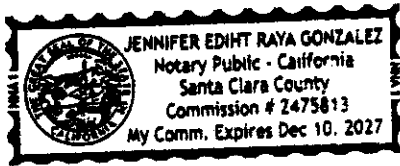
State of California

County of Santa Clara }

On 3/21/2024 before me, Jennifer E. Raya Gonzalez, Here Insert Name and Title of the Officer

personally appeared Efrain Rodriguez Avellar Name(s) of Signer(s)

Leticia Rodriguez who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature] Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Non - Warranty Deed

Document Date: 3/21/2024 Number of Pages: 3

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: Efrain Rodriguez Avellar

- Corporate Officer - Title(s)
Partner - Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other:

Signer's Name: Leticia Rodriguez

- Corporate Officer - Title(s)
Partner - Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other:

Signer is Representing:

Signer is Representing:

Exhibit A

Beginning at an axle at the intersection of the southern right-of-way line of Sixteenth Street with the western right-of-way line of a 15-foot alley; thence along the western right-of-way line of said alley South 02 degrees 25' 45" West 89.63 feet to an iron at the northeastern corner of the property of St. James A.M.E. Church as described in deed recorded in Book 882 at Page 502, Forsyth County Registry; thence from said beginning point along north line of said Church property North 87 degrees 30' 00" West 50.00 feet to an iron at the southeast corner of property of Henry F. Craver, Jr. as described in deed recorded in Book 1301 at Page 896, Forsyth County Registry; thence along Craver's east line North 02 degrees 34' 00" East 90.00 feet to a rebar in the southern right-of-way line of Sixteenth Street; thence along the southern right-of-way line of Sixteenth Street South 87 degrees 04' 44" East 49.81 feet to the point and place of beginning and being identical property as described in deed recorded in Book 1583 at Page 1698, Forsyth County Registry, all according to survey of Larry L. Callahan dated January 30, 1997.