

2024015594 00172

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$88.00

PRESENTED & RECORDED

05/15/2024 02:55:40 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3806**PG: 2756 - 2758**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$88.00

Parcel Identifier No.: 6857-09-5658.000

Mail after recording to: Grantee(s)

This instrument was prepared by: Stegall & Clifford, PLLC, 445 Dolley Madison Road, Suite 102, Greensboro, NC 27410

Brief Description from the Index: Lot 3, L.F. Reed and L.L. Orrell

THIS DEED made this 15th day of May, 2024, by and between

GRANTOR

Shane G. Crews, unmarried, sole heir of the estate of Violet
 W. Koontz, Estate File 98 E 354, Forsyth County Registry

Mailing Address: 5404 Old Walkertown Road
 Winston-Salem, NC 27105

GRANTEE

Mario Juan Hernandez-Aguilar and Julieta Reyes Reyes, a
 married couple

Property Address: 5420 Old Walkertown Road, Winston-
 Salem, NC 27105

Mailing Address: 4513 Kimball Lane
 Winston-Salem, NC 27105

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 Middlework I, City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

Is the property the primary residence of the Grantors? No

The property herein described was acquired by Grantor by instrument recorded in Book 1951, Page 1466, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 13, Page 19, and referenced within this instrument.

Submitted electronically by "Stegall & Clifford, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

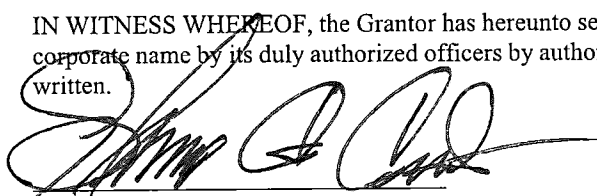
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Easements, rights-of-way, and restrictions of record or visible upon the described property, and to ad valorem taxes for the current year.

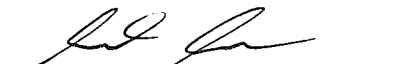
IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.



Shane G. Crews

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

I, Kermit Robinson, Notary Public, do hereby certify that Shane G. Crews personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and official seal this 15th day of May, 2024.



Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 12/11/26

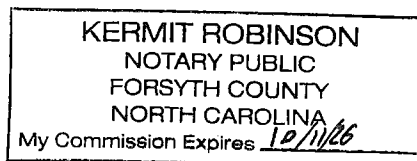


Exhibit "A"

Lot No. 3 on the map of L.F. Reed and L.L. Orrell recorded in the office of the Register of Deeds in Plat Book 13, Page 19 (and being part of Lots 8 and 9 in the map of Oscar F. Hege Estate recorded in the office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 2, Page 353), to which map reference is hereby made for a more particular description.

Parcel ID # 6857-09-5658.000

Property Address: 5420 Old Walkertown Road, Winston-Salem, NC 27105