

2024015914 00099

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$450.00

PRESENTED & RECORDED
 05/17/2024 01:14:50 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
 BK: RE 3807
 PG: 81 - 82

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$450.00

Parcel Identifier No. 6826-80-5117.000 Verified by _____ County on the _____ day of _____,

By: _____

Mail/Box to: Grantee @ 1011 Thurmond Street, Winston-Salem, NC 27105

Gwynn, Edwards & Getter, PA 900 Ridgefield Dr, Ste 150, Raleigh, NC 27609

This instrument was prepared by: - no title search performedBrief description for the Index: Lot 16A, Chatham HeightsTHIS DEED made this 8th day of May, 2024 by and between

GRANTOR

GRANTEE

**Michelle Mitchell LLC,
 a North Carolina Limited Liability Company
 PO Box 90427
 Raleigh, NC 27675**

**Hector Leonel Aldana Carpio and spouse,
 Francis Sagrario Aguilar Alas
 1011 Thurmond Street
 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, and 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 the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED AS LOT 16A ON THE MAP RECORDED IN BOOK 73, PAGE 20, FORYSTH COUNTY REGISTRY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3501, Page 1761.

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

A map showing the above-described property is recorded in Plat Book 73, Page 20.

Submitted electronically by "Mark L. McGuire, P.A."
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

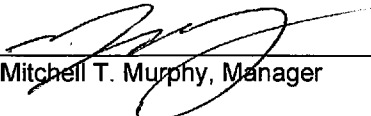
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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:

1. Ad valorem taxes for the current year and subsequent years.
2. Easements, restrictions and other matters of record affecting title to the subject property.

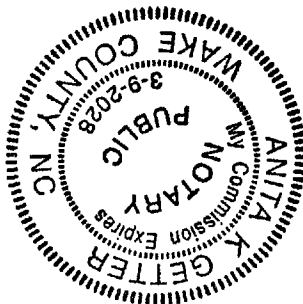
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Michelle Mitchell LLC

By: 
Mitchell T. Murphy, Manager

SEAL - STAMP

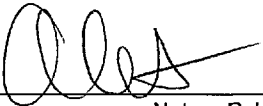
State of NC - County of Wake



I, the undersigned Notary Public of the County and State aforesaid, certify that Mitchell T. Murphy, personally came before me this day and acknowledged that he/she is the M.M.C. of a North Carolina limited liability company and that by authority duly given and as the act of each entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp this 8 day of May, 2024.

My Commission Expires:

03/09/2028


Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Register of Deeds for _____ County.
By: _____ Deputy/Assistant - Register of Deeds