

2024018834 00060FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$520.00PRESENTED & RECORDED
06/11/2024 10:28:40 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3810
PG: 3161 - 3163

Excise Tax \$520.00

Recording Time, Book and Page

Tax Lot No.:

Parcel Identifier Number: 6859-91-3304.000

Mail after recording to:

THIS DEED PREPARED BY: GARY J. MILLS, Attorney at Law, P. O. Box 1397, Pilot Mountain, North Carolina 27041

Brief Description for the Index

NORTH CAROLINA GENERAL WARRANTY DEEDThis deed is made this 3rd day of June, 2024, by and between:

GRANTOR

GRANTEE

JOSE ARNOLDO SEGOVIA JIMENEZ
(unmarried)1621 Gretel Lane
Winston-Salem, North Carolina 27127**TAMARA COX HEMRICK (single)**4263 Mecum Road
Walkertown, North Carolina 27051

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, sell and convey unto the Grantee in fee simple, all of that certain lot or parcel of land situated in Forsyth County, North Carolina, and more particularly described as follows:

SEE ATTACHED EXHIBIT A

THE ABOVE DESCRIBED PROPERTY **X DOES NOT** INCLUDE THE PRIMARY RESIDENCE OF THE GRANTOR.Submitted electronically by "Gary J. Mills Attorney at Law"
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 the 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 the 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:

Applicable public utility, street and highway easements and rights of way of record.

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

X Jose A. S(seal)
JOSE A. SEGOVIA JIMENEZ

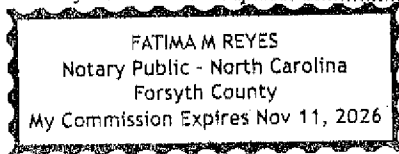
.....(seal)

NORTH CAROLINA, Forsyth COUNTY

I, Fatima M REYES a Notary Public in and for said State and County, certify that JOSE A. SEGOVIA JIMENEZ, Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official stamp or seal, this the 03 day of JUNE, 2024.

My commission expires: 11-11-2026



[Signature]

.....Notary Public

Exhibit A

Beginning at an iron stake in the east margin of Mecum Road, (NC #1981), said stake being northwardly about ½ mile from the intersection of Pine Hall Road with Mecum Road, and said stake being the northwest corner of Lot #5 and the southwest corner of Lot #4 as shown on an unrecorded map of Bennett Surveying Company made 6/14/79 of Section Two of the Tom McGee and Charles D. McGee property; thence N 89° 19 minutes E 504.2 feet with the north line of Lot #5 and the south line of Lot #4 to an iron stake in the Curtis Todd line; thence with the Todd line N 15° 50 minutes W 100 feet to an iron stake, the southeast corner of Lot #3; thence S 89° 42 minutes 20 seconds W 468.46 feet with the south line of Lot #3 to an iron stake in the east margin of Mecum Road; thence with the east margin of Mecum Road S 4° 55 minutes W 100 feet to the place of beginning, being all of Lot #4 as shown on the unrecorded map by Bennett Surveying Company described above.