



2024021600 00165

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$14.00

PRESENTED & RECORDED:
07-01-2024 03:14:59 PM

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

BK: RE 3814
PG: 1282-1283

This instrument prepared by: Wade H. Leonard, Jr., 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.

Mail After Recording to: Grantee @ 207 Avon Street, Mocksville, NC 27028

Brief Description for Index:

DEED STAMPS. \$14.00

Parcel Identifier No. 6869-15-0409.000

ENVELOPE

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 15th day of July, 2024, by and between **CONNIE A. GRUBBS AND HUSBAND, KEITH GRUBBS**, of 3822 Cavalier Drive, Winston-Salem, NC 27104 (hereinafter collectively referred to as "GRANTORS") to **APOLINAR PAOLA MENDEZ (MARRIED)**, of 207 Avon Street, Mocksville, NC 27028 (hereinafter collectively referred to as "GRANTEE").

THE DESIGNATION Grantors 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 the Grantors, for a valuable consideration paid by the Grantee, the receipt of same is hereby acknowledged, has and by these presents does grant, bargain, sell and convey to grantee in all that lot or parcel of land situated in Forsyth County, North Carolina, more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 62 as shown on the Map of the property of Alan Royal, Rickey Lee Lowery and R. Don Cain, recorded in Plat Book 30, at Page 166 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.

Property Address: 4430 Ben Lane, Walkertown, NC 27051

****No Title Search Requested or Performed****

The property hereinabove described was acquired by Grantors by deed recorded in Book 1645, Page 1135 in the Register of Deeds of the aforesaid county.

The Property conveyed herein does does not x include the Grantors primary residence.

Connie A. Grubbs' husband, Keith Grubbs, joins in the execution of this deed for the purpose of conveying any marital interest, which he may now have or heretofore has had, in said real property.

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 Grantors covenant with the Grantee that Grantors are 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 Grantors will warrant and defend the title against the lawful claims of all persons whomsoever.

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

Easements, restrictions, and rights-of-way of record.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands and seals the day and year first above written.

Connie A. Grubbs (SEAL)
Connie A. Grubbs

Keith Grubbs (SEAL)
Keith Grubbs

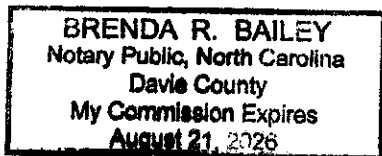
STATE OF NORTH CAROLINA COUNTY OF DAVIE

I certify that the following person personally appeared before me this day and acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Connie A. Grubbs and Keith Grubbs
Name(s) of principal(s)

Witness my hand and official seal, this the 1st day of JUNE, 2024.

(Official Seal)



Brenda R. Bailey
Official Signature of Notary

BRENDA R. BAILEY, Notary Public
Notary's printed or typed name

My commission expires: AUGUST 21, 2026