

2024022067 00070FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$426.00

PRESENTED & RECORDED

07/05/2024 01:10:40 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3814

PG: 3640 - 3643

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$426.00

Parcel Identifier No.: 6837-68-4558.000

Mail after recording to: Pablo Miguel Rivera Martinez, 1034 Motor Road, Winston-Salem, NC 27105

This instrument was prepared by: Goins Law, 2212 Eastchester Drive, High Point, NC 27265

This instrument prepared by Goins Law, 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.

Brief Description from the Index:

Title Policy: Title Connect NC 24-0228

THIS DEED made this 31 day of July, 2024, by and between**GRANTOR**Michael G. Lunsford and spouse, Yvonne S. Lunsford and
Karen Charlene Morton and spouse, Errol Dewitt Morton, IV**GRANTEE**

Pablo Miguel Rivera Martinez, unmarried

1034 Motor Road
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 , City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part HereofThe property herein described ☐ is or ☒ is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 3731, Page 2784, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 12, Page 114, and referenced within this instrument.


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.

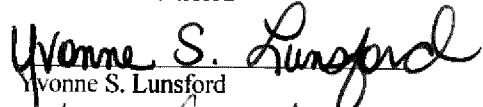
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

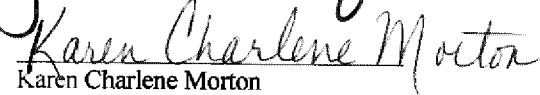
Title to the property hereinabove described is subject to the following exceptions:

Any easements, restrictions or rights of way of record.
2024 *ad valorem* taxes.

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.


 Michael G. Lunsford


 Yvonne S. Lunsford

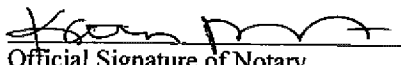

 Karen Charlene Morton


 Errol Dewitt Morton, IV

STATE OF ~~NORTH CAROLINA~~ MICHIGAN
 COUNTY OF ~~GUILFORD~~ OTTAWA

I, Katelyn Post, Notary Public, do hereby certify that Michael G. Lunsford, Yvonne S. Lunsford, ~~Karen Charlene Morton~~ and ~~Errol Dewitt Morton IV~~ personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 26 day of June, 2024.


 Official Signature of Notary
 Printed or typed name of Notary

My Commission Expires: 05/20/2029

KATELYN POST
 Notary Public, State of Michigan
 Ottawa County
 My Commission Expires May 20, 2029
 Acting in the County of Kent

A map showing the above described property is recorded in Plat Book 12, Page 114, and referenced within this instrument.

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:

**Any easements, restrictions or rights of way of record.
2024 ad valorem taxes.**

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.

Michael G. Lunsford

Yvonne S. Lunsford

Karen Charlene Morton
Karen Charlene Morton

Errol Dewitt Morton, IV
Errol Dewitt Morton, IV

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

I, Paul F. Fogleman III, Notary Public, do hereby certify that ~~Michael G. Lunsford, Yvonne S. Lunsford,~~
Karen Charlene Morton and Errol Dewitt Morton IV personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 3rd day of July, 2024.

Paul F. Fogleman III
Official Signature of Notary
Printed or typed name of Notary Paul F. Fogleman III

My Commission Expires: 7-08-24

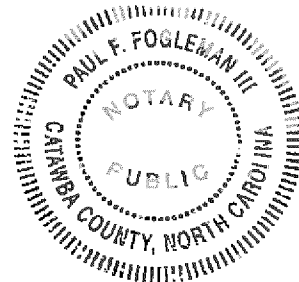


Exhibit "A"

Lying and being on the South side of Motor Road, beginning at a point 25 feet East of the Northeast corner of Lot No. 19, thence Eastwardly along the South side of Motor Road 75 feet to a stake, the Northeast corner of Lot No. 17; thence Southwardly along the East line of Lot No. 17, 280 feet to a stake, the Southeast corner of Lot No. 17; thence westwardly 75 feet to a point in the middle of the South line of Lot No. 18; thence Northwardly on a line in the center of Lot No. 18, 280 feet to a point in the South side of Motor Road, the place of BEGINNING. The same being known and designated as Lot No. 17 and the Eastern one-half of Lot No. 18 as shown on map of property owned by Daisy V. Gilmer (widow) and known as a portion of Motorville Development, plat of which is recorded in the Office of the Register of Deeds of Forsyth County, N.C., in Plat Book 12, at page 114.

Tax Parcel Number: 6837-68-4558.000

Property Address: 1034 Motor Road, Winston-Salem, NC 27105