

2024022534 00210

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$200.00

PRESENTED & RECORDED

07/09/2024 04:44:01 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3815

PG: 1479 - 1481

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 200.00

Parcel Identifier No. 6834-16-1658.000 Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail/Box to: Grantee, 513 W Sprague St., Winston Salem, NC 27127This instrument was prepared by: Law Office of Bryce Mayberry, 1403 Eastchester Drive, Suite 101, High Point, NC 27265Brief description for the Index: LOT 50,THIS DEED made this 13th day of June, 2024, by and between**GRANTOR**

Ernesto Lopez Mungia, aka Ernesto M. Lopez (Unmarried); and
 Yesenia Olivares (Unmarried)

GRANTEE

Alexis Orea Barrera (Free Trader)

Property Address:

513 W Sprague St.

Winston Salem, NC 27127

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g.
 corporation or partnership.

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, parcel of land or condominium unit
 situated in the City of Winston Salem, _____ Township, Forsyth County,
 North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot No. 50 as shown on the Map of bahnsen Place, which is recorded in Plat Book 1, Page 41 in
 the Office of the Register of Deeds of Forsyth County, North Carolina, to which map further reference is hereby made for a more particular
 description.

Being commonly referred to as 513 W Sprague St., Winston Salem, NC 27127. Also being designated as Tax Parcel No.: 6834-16-1658.000.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3535 page 1225.

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 1 page 41.

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:

All easements, restrictions and rights of way that appear of record and to 2024 ad valorem taxes which shall be paid by the grantee herein.

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

Yesenia Olivares Orea (Entity Name) Yesenia Olivares (SEAL)
Print/Type Name: Yesenia Olivares

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

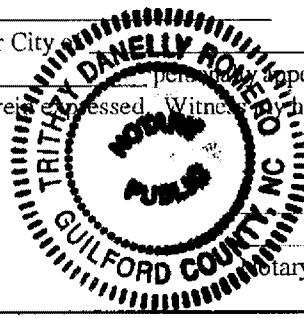
State of North Carolina - County or City of Guilford
I, the undersigned Notary Public of the County or City of Guilford and State aforesaid, certify that Yesenia Olivares personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 13 day of June, 2024.

My Commission Expires: 01-29-29
(Affix Seal)

Trithzy Danelly Romero
Trithzy Danelly Romero Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal) _____ Notary Public
Notary's Printed or Typed Name



State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that _____ he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, _____ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal) _____ Notary Public
Notary's Printed or Typed Name

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:

All easements, restrictions and rights of way that appear of record and to 2024 ad valorem taxes which shall be paid by the grantee herein.

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

By: _____
(Entity Name)

Print/Type Name & Title: _____

By: _____

Print/Type Name & Title: _____

By: _____

Print/Type Name & Title: _____

Ernesto Lopez Mungia (SEAL)
Print/Type Name: Ernesto Lopez Mungia

Print/Type Name: _____ (SEAL)

Print/Type Name: _____ (SEAL)

Print/Type Name: _____ (SEAL)

State of North Carolina - County or City of Guilford

I, the undersigned Notary Public of the County or City of Guilford and State aforesaid, certify that Ernesto Lopez Mungia personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 13 day of June, 2024.

My Commission Expires: 01-29-29
(Affix Seal)

Trithzy Danelly Romero
Trithzy Danelly Romero Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that _____ he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, _____ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name