



2024024318 00056

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$540.00

PRESENTED & RECORDED:
07-23-2024 12:35:24 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3817
PG: 2414-2415

Excise Tax: \$540.00

Tax Info: PIN 6807-79-9112.00

Mail deed & tax bills to: Grantee(s) @ 3819 Crosland Road, Winston-Salem, NC 27106

This instrument was prepared by: A. Gregory Schell, Attorney

Brief Description for the index

Lot 28 of Oldtown Heights, Section 4

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made the 22 day of July, 2024 by and between

GRANTOR	GRANTEE
<p>MICHAEL LEE HOOTS, TRUSTEE OF THE HOOTS FAMILY IRREVOCABLE TRUST AGREEMENT DATED 8/25/2015</p> <p>Grantor Address: 1621 Conrad-Sawmill Road Lewisville, NC 27023</p>	<p>WALTER ROLANDO RUIZ DE LEON</p> <p>Grantee Address: 3819 Crosland Road Winston-Salem, NC 27106</p>

Enter in appropriate block for each party: name, 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, or parcel of land, or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows: **BEING KNOWN AND DESIGNATED as Lot 28 as shown on the map of OLDTOWN HEIGHTS, SECTION 4, as recorded in Plat Book 17, Page 84 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a particular description.**

Original to: Greg Schell

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3248, Page 938. A map showing the above described property is recorded in Plat Book 17, Page 84.

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: N/A

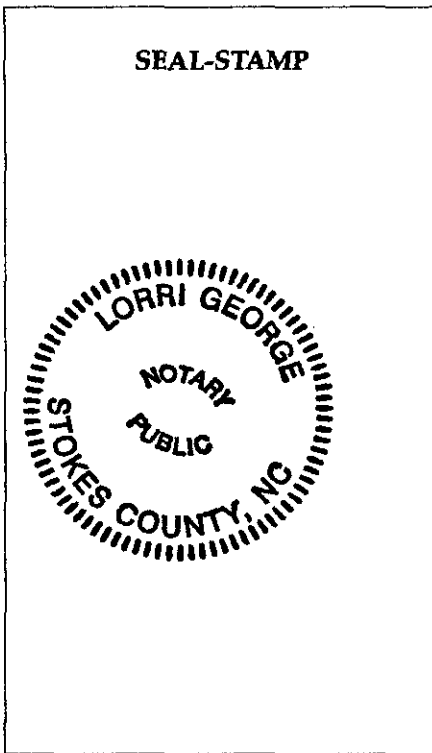
Title to the property hereinabove described is subject to the following exceptions: EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY. 2024 AD VALOREM TAXES.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed 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.

The property being conveyed _____ does or does NOT include the primary residence of at least one Grantor. (Per NCGS §105-317.2)

HOOTS FAMILY IRREVOCABLE TRUST AGREEMENT DATED 8/25/2015

By: Michael Lee Hoots, Trustee (SEAL)
MICHAEL LEE HOOTS, Trustee



STATE OF NORTH CAROLINA, COUNTY OF ~~North Carolina~~ ²⁴ Forsyth

I, Lorri George, a Notary Public for Stokes County and the aforesaid State, do hereby certify that MICHAEL LEE HOOTS, either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by him for the purposes and in the capacity stated therein.

Witness my hand and official stamp or seal, this the 22 day of July, 2024.

Lorri George
Notary Public Name:
My commission expires: 3/26/2027