

2024024329 00067

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$420.00

PRESENTED & RECORDED
07/23/2024 12:57:47 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3817
PG: 2485 - 2488

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$420.00

Parcel Identifier No. 6838-02-8981.000

Verified by _____ County on the ____ day of _____, 20__

By:

Mail to: Atlas Orange, 109 East Mountain Street – Suite D, Kernersville, NC 27284

This instrument prepared by: Rachel M Starnes, a licensed North Carolina attorney, for Atlas Orange

Delinquent Taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief Description for the Index: Lot 14, Gladston Courts, PB 17 PG 183

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

GRANTOR	GRANTEE
<p>Rosa J. Lange Morales (unmarried)</p>	<p>Juan De Dios Cordova Ramon (unmarried)</p>
<p>Grantor Address: _____ _____</p>	<p>Property Address: 430 Oak Summit Road Winston-Salem, NC 27105</p>

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 Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated by reference.

The property herein described [] is or [] is not the primary residence of the Grantors.

The subject property was acquired by Gil Berrios Silva and spouse, Rosa J. Lange Morales on or about May 18, 2016, by instrument recorded in the Forsyth County Register of Deeds in Book 3286, Page 3787. Gil Berrios Silva died on or about August 12, 2022 (reference Forsyth County, NC Death Certificate Book 133, 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:

Subject to easements, rights of way, and other restrictions of record.

(signatures to follow)

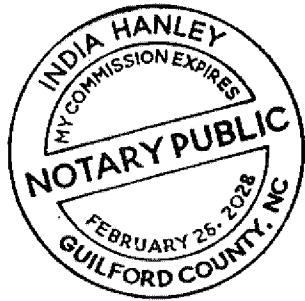
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Margarita Uribe, Agent (SEAL)
Rosa J. Lange Morales by Margarita Uribe, Attorney-In-Fact

STATE OF North Carolina
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Rosa J. Lange Morales by Margarita Uribe, Attorney-In-Fact, personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

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



India Hanley
India Hanley Notary Public
My commission expires: 2/26/28

Exhibit "A"
Property of Juan De Dios Cordova Ramon (unmarried)
430 Oak Summit Road

Lying and being north of the city of Winston Salem, N.C. in Middlefork Township, being known and designated as Lot Number 14, on the map of Gladston Courts, said map recorded in the office of the Register of Deeds of Forsyth County, N.C., in Plat Book 17, Page 183, to which reference is hereby made for a more particular description.

It is understood and agreed that this deed is subject to the following provisions and restrictions which the grantees take subject to: For residences only except garages and outhouses for domestic purposes, and no residence shall have less than 1000 square feet of floor space excluding porches and garages. This does not apply to schools and churches.

The subject property is the same as that property described in Deed Book 3286, Page 3787, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6838-02-8981.000 on the Forsyth County Tax Maps.