

2024024861 00085

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$326.00

PRESENTED & RECORDED
07/26/2024 12:42:01 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3818
PG: 1122 - 1123

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: ~~\$~~ 326.00

Parcel Identifier No. 6835-07-1444.000

Mail after recording to: Grantee at address shown below

This instrument was prepared by: CLINT CALAWAY, A LICENSED NORTH CAROLINA ATTORNEY. DELINQUENT TAXES, IF ANY TO BE PAID BY CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT OF CLOSING PROCEEDS

ADDRESS: 380 KNOLLWOOD STREET, SUITE G, WINSTON-SALEM, NC 27103

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

GRANTOR

**LESTER N. FERRELL (WIDOWER)
7953 UNION GROVE ROAD, LITHONIA, GA 30058**

GRANTEE

**JUAN WILBER NATAREN JIMENEZ AND NESTOR G. RODRIGUEZ-FLORES, JOINT TENANTS
WITH RIGHT OF SURVIVIORSHIP
1718 BUTLER STREET, WINSTON-SALEM, NC 27107
6035 MEADOWDALE DRIVE, 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 and more particularly described as follows:

BEING KNOWN AND DESIGNATED AS LOT 49 AS SHOWN ON A MAP ENTITLED "REVISION OF LOT 48, SECTION OF PINEBROOK VALLEY" AS REORDED IN PLAT BOOK 26 PAGE 20, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 1812, Page 291, Forsyth County Registry.

The above described property does does not include the primary residence of the Grantor.

submitted electronically by "Law office of Clint Calaway"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on the day and year first above written.

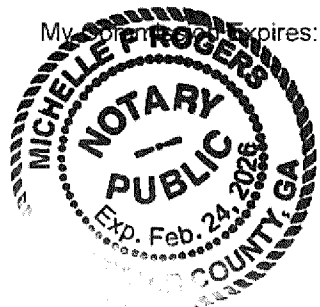
Lester N. Ferrell (SEAL)
LESTER N. FERRELL

_____ (SEAL)

STATE OF Georgia - DEKALB COUNTY

I certify that the following person(s) personally appeared before me this day, acknowledging to me that they signed the foregoing document: **LESTER N. FERRELL (WIDOWER)**. Witness my hand and official stamp or seal, this 22 day of July, 2024.

My commission expires:



Michelle Rogers
Notary Public
Print Notary Name: Michelle Rogers

DeKalb