

2024025545 00218

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$370.00

PRESENTED & RECORDED

07/31/2024 04:07:47 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3819

PG: 767 - 768

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: **\$370.00**

PIN#: 6857-41-0725.000

Property Address: 4720 Plata Dr. Winston-Salem, NC 27101

Mail after recording to: Grantee at property below.

This instrument was prepared by: CLINT CALAWAY, 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.

No title search performed or requested. No tax advice given or requested. No current survey provided.

THIS DEED made this 3rd day of July 2024 by and between

GRANTOR

Monique R. Speaks, single

3905 Valley Ct. Unit C Winston-Salem, NC 27106

GRANTEE

Yolanda Lopez Bacho, single

Property Address: 4720 Plata Dr. Winston-Salem, NC 27101

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:

LYING AND BEING in Middlefork Township No. 2, Forsyth County, North Carolina, and being known and designated as Lot 24 as shown on the map of Williston, Section 2, as recorded in Plat Book 23, at page 156, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description of said property.

Property Address: 4720 Plata Dr. Winston-Salem, NC 27101

Submitted electronically by "Brock & Scott, PLLC FC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Together with and subject to all easements and restrictions of record, if any.

All or a portion of the property described hereinabove was acquired by Grantor by instrument recorded in Book 3648, Page 412-413, Forsyth County Registry.

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

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, save and except easements, restrictions, and rights of way as appear of record, and 2024 city-county ad valorem taxes, not yet due and payable.

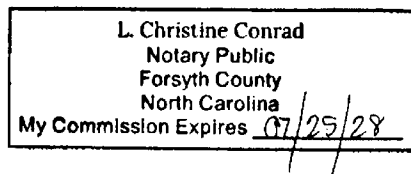
IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals the day and year first above written.

Monique R. Speaks (SEAL)
Monique R. Speaks

STATE OF North Carolina
 COUNTY OF Forsyth

I, L. Christine Conrad, a Notary Public of Forsyth County, State of North Carolina, certify that **Monique R. Speaks**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

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



L. Christine Conrad
 Notary Public
 Print Notary Name: L. Christine Conrad
 My Commission Expires: 07/25/28