



2024030806 00131

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$240.00

PRESENTED & RECORDED:
09-11-2024 02:56:19 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST

BK: RE 3825
PG: 3728-3730

PIN: Part of 6837--69-6668.000

Mail Deed and future tax bills to: Elida Esperanza Lainez Orellana and Normando Betanco Gonzales

5014 Old Rural Hall Rd, Winston-Salem, NC 27105

Excise Tax \$ 240.00

ENVELOPE

NORTH CAROLINA)

GENERAL WARRANTY DEED

FORSYTH COUNTY)

This instrument was prepared by David A. Wallace, a licensed North Carolina Attorney. Delinquent Taxes, if any, to be paid closing by the closing attorney to the county tax collector upon disbursement of closing proceeds.

This conveyance includes the primary residence of the Grantor

THIS DEED made this 11 day of September by **Freddy Alvarez** and wife, **Ruby Menjivar Delgado** and wife, **Darlene Lazo** (hereinafter referred to as "Grantor") to **Elida Esperanza Lainez Orellana** and **Normando Betanco Gonzales** (hereinafter referred to as "Grantee"). Ruby Menjivar Delgado joins in the execution of this deed solely for the purpose of releasing her marital interest in the property conveyed herein and not for purposes of warranty.

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.

That the Grantor, for 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 together with improvements thereon described as follows:

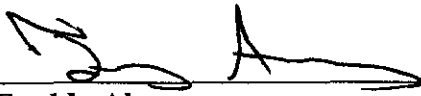
See Attached Exhibit A.

Address: 5014 Old Rural Hall Road, Winston-Salem, NC 27105

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. Title to the property herein above described is subject to the following exceptions: Easements and restrictions of record.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal as of the day and year stated below.

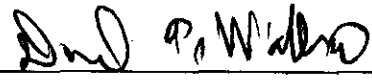
 Seal
Freddy Alvarez

 Seal
Ruby Menjivar Delgado

STATE OF NORTH CAROLIN

County of Forsyth

I, David A. Wallace , a Notary Public of Forsyth County, State of North Carolina certify that **Freddy Alvarez and Ruby Menjivar Delgado** personally appeared before me this day and acknowledged the execution of the foregoing instrument in the capacity indicated. Witness my hand and official stamp or seal, this 11 day of September 2024.


David A. Wallace, Notary Public

My Commission Expires: 11/29/2024

Stamp or Seal

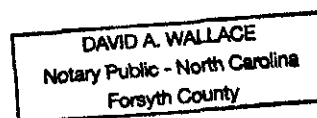


Exhibit "A"

BEGINNING at an existing iron post, said iron post being in the westernmost right of way line of Old Rural Hall Road (NCSR #2207), said iron post marking the southeasternmost corner of Tax Lot 172, Block 1649, Forsyth County Tax Maps; from said point and place of Beginning North 87 degrees 46 minutes 11 seconds West 423.79 feet to an existing stake; thence North 87 degrees 33 minutes 05 seconds West 575.39 feet to an existing iron stake; thence North 12 degrees 44 minutes 35 seconds East 1.82 feet to an existing iron stake; thence North 02 degrees 08 minutes 03 seconds East 113.28 feet to an existing iron post; thence South 87 degrees 18 minutes 47 seconds East 931.58 feet to an existing iron post in the westernmost right of way line of Old Rural Hall Road (NCSR #2207); thence with said westernmost right of way line South 29 degrees 20 minutes East 128.91 feet to the point and place of Beginning. The same being all of that property conveyed to Grantor(s), predecessors in title, in Deed Book 1288, Page 1774 and Deed Book 1514, Page 836, Forsyth County Registry. Same also being described in an unrecorded survey by Joseph Edward Franklin, RLS, dated April 21, 1993 for William H. Ramey and being 2.5 acres, more or less and being known as Tax Lot 172, Block 1649, Forsyth County Tax Maps.