

2024033512 00158

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$75.00

PRESENTED & RECORDED
 10/02/2024 04:23:25 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST

BK: RE 3829
 PG: 852 - 853

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **\$75.00**

Parcel Identifier No.: **6847-88-6565.000**

Mail/Box to: **The Ellison Law Firm, 112 North Marshall Street, Winston-Salem, NC 27101**

This instrument was prepared by: **Attorney Eric S. Ellison**

Brief description for the Index: **Tax Lots 7B and 8, Block 3275, Forsyth County Tax Maps**

THIS DEED made 1st day of September, 2024 by and between

GRANTOR	GRANTEE
Ronnie Skinner and spouse Patricia Skinner <u>Mailing Address:</u> 8507 Blackstone Drive Colfax, NC 27235	Bernardino Bernal Guerrero <u>Mailing/ Property Address:</u> 4507 Northampton Drive Winston-Salem, NC 27105
SUBJECT PROPERTY IS NOT THE GRANTOR'S PRIMARY RESIDENCE	

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 City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

BEGINNING at an old iron stake, said iron stake being the Southeast corner of Lot Number 8 as

shown on the Map hereinafter referred to; thence from said point of Beginning and with the Southern line of Lot Number 8, North 87° 29' 05" West 247.96 feet to an iron stake within the right of way of Northampton Drive; thence North 02° 15' 00" East 93.48 feet to a point; thence North 87° 58' 15" East 248.71 feet to an iron stake in the Eastern line of Lot Number 7; thence with the East line of Lots Number 7 and 8, South 2° 16' 51" West 113.18 feet to an iron stake, the point and place of BEGINNING. Being all of Lot Number 8, and the Southern and Major portion of Lot Number 7, as shown on the Map W. W. Sell and Mrs. Emma Huff Property, recorded in Plat Book 9, page 204 of the Forsyth County Registry. For further reference see Deed Book 910, Page 182, of the Forsyth County Registry. Said description is in accordance with a survey made by Harris B. Gupton, R.L.S. dated February 15, 1978, bearing Job Number 184-78A. Also being known as Tax Lots 7B and 8, Block 3275, as presently shown on the Forsyth County Tax Maps. Less and Except Deed Book 3409, Page 2796.

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.

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

Ronnie Skinner (SEAL) Patricia Skinner (SEAL)
 Ronnie Skinner Patricia Skinner

State of North Carolina)
)
 County of Forsyth)

I, the undersigned, a Notary Public in and of said County and State aforesaid, do hereby certify that **Ronnie Skinner** and **Patricia Skinner** personally appeared before me and acknowledged the execution of the foregoing instrument for the purpose stated therein and, in the capacity, indicated.

Witness my hand and Notarial stamp or seal this 25th day of September, 2024

Notary Public: Evelin Silva Bernal

My Commission Expires: 03-02-2027

