

**2024035007 00177**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$245.00**

PRESENTED & RECORDED  
 10/15/2024 04:28:18 PM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: ANGELA BOOE, DPTY  
**BK: RE 3831**  
**PG: 541 - 545**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$245.00

Parcel Identifier No. 6869-10-3276.000 Verified by Forsyth County on the \_\_\_\_ day of \_\_\_\_\_, 2024  
 By: \_\_\_\_\_

Mail/Box to: Holton Box 66

This instrument was prepared by: Lynne R. Holton, Esq., a licensed North Carolina Attorney. Delinquent taxes, if any, shall be paid by the closing Attorney to the County Tax Collector upon disbursement of closing proceeds.

Brief description for the Index: Tract Pine Hall Road

THIS DEED made this 16 day of October, 2024, by and between

## GRANTOR

**Frances Stacy Entwistle, unmarried and  
 Katherine Sullivan Frazier, unmarried**

**418 Yadkin Valley Road  
 Advance, NC 27006**

## GRANTEE

**Miguel Angel Moctezuma, unmarried; and  
 Emily Cabrera Castillo, unmarried**

**Property Address: 4245 Pine Hall Road  
 Walkertown, NC 27051**

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 Grantor's interest in and to 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 herein by reference.

This property is not the primary residence of one or more of the Grantors.

For back title, see Book \_\_\_\_\_, Page \_\_\_\_\_, Forsyth County Registry.

Submitted electronically by "Holton Law Firm"  
 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, other than the following exceptions:

Easements, rights-of-way and restrictions of record, if any, and real property taxes for the current year which shall be prorated through the closing date.

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

*FRANCES STACY ENTWISTLE BY*  
*Katherine Sullivan Frazier*  
*BY ABGJL* (SEAL)  
 Frances Stacy Entwistle

*Katherine Sullivan Frazier* (SEAL)  
 Katherine Sullivan Frazier

~~State of North Carolina - County of Forsyth~~

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Frances Stacy Entwistle and Katherine Sullivan Frazier.

Date:

\_\_\_\_\_  
 Notary Public

\_\_\_\_\_  
 Print Name

My commission expires: \_\_\_\_\_

*see attached*

State of North Carolina - County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Katherine Sullivan Frazier.

Date: October 15, 2024

Salem Kirkman  
Notary Public

Salem Kirkman  
Print Name

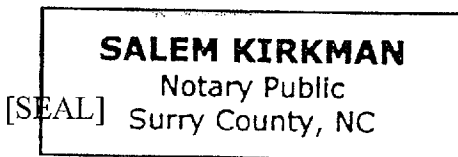
**SALEM KIRKMAN**  
Notary Public  
Surry County, NC

My commission expires: 08/15/2028

STATE OF NORTH CAROLINA  
COUNTY OF Forsyth

I, Salem Kirkman, a Notary Public, do hereby certify that KATHERINE S. FRAZIER, attorney-in-fact for FRANCES S. ENTWISTLE, personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing and annexed instrument for and on behalf of FRANCES S. ENTWISTLE and that her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the Office of the Register of Deeds of FORSYTH County, North Carolina, in Book 3830, page 4401, and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney; and that the said KATHERINE S. FRAZIER acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and on behalf of the said FRANCES S. ENTWISTLE.

Witness my hand and seal this the 15<sup>th</sup> day of October, 2024.



Salem Kirkman  
Notary Public

My commission expires: 08/15/2028

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Exhibit A

As a part of John A. Mitchell Property situated near Walkertown, Forsyth County, N.C. Beginning at an iron stake the East margin of the Pine Hall Road, being the Northwest corner of Lot No. 1 and Lee Mitchell's corner; thence Eastwardly with Lot No. 1 and Lee Mitchell's line 302.6 feet to an iron stake in Lucy Booe's line; thence North 27degrees East with Booe's line 127.6 feet to an iron stake in Booe's line, Southeast corner of Lot No. 3; thence Westwardly with Lot No. 3- 269.00 feet to an iron stake in the East margin of the Pine Hall Road; thence Southwardly with the East margin of said road 100 feet to the beginning.