

2024035016 00186

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$240.00

PRESENTED & RECORDED
 10/15/2024 04:45:17 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3831

PG: 606 - 607

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$240.00

Parcel Identifier No. 6878-97-7724.000 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: Lot No. 22 Tipton Estates, Section 2

THIS DEED made this 15th day of October, 2024, by and between

GRANTOR	GRANTEE
Jose Luis Zavala and spouse, Leydy Laura Zavala	Jose Mauricio Ruiz Salmeron, married
1635 Squire Davis Road Kernersville, NC 27284	<u>Property Address:</u> 1986 Cartwright Drive Kernersville, NC 27284

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:

Being known and designated as Lot No. 22 as shown on the map of Tipton Estates, Section 2, a plat of which is recorded in Plat Book 25, Page 92 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

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

For back title, see Book 3817, Page 734, 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.

Jose Luis Zavala Rodriguez (SEAL)
Jose Luis Zavala

Leydy Laura Zavala (SEAL)
Leydy Laura Zavala

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: Jose Luis Zavala and Leydy Laura Zavala.

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