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FORSYTH COUNTY NC FEE \$26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
10/16/2024 01:19:48 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3831
PG: 1186 - 1187

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: \$NTC

Parcel Identifier No. 6878-97-7724.000 Verified by Forsyth County on the ____ day of _____, 2024
By: _____

Mail/Box to: _____

This instrument was prepared by: Lynne R. Holton, Esq. – NO TITLE SEARCH REQUESTED OR PERFORMED

Brief description for the Index: Lot No. 22 Tipton Estates, Section 2

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

GRANTOR	GRANTEE
Jose Mauricio Ruiz Salmeron and spouse, Yudis Carolina Dominguez	Jose Mauricio Ruiz Salmeron and spouse, Yudis Carolina Dominguez
1986 Cartwright Drive Kernersville, NC 27284	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 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.

All or a portion of this property is is not the principal residence of one or more Grantors.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3831, Page 606.

The purpose of this deed is to create a tenancy by the entirety in the Grantees.

NC Bar Association Form No. 7 © 1977, 2002

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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.

The Grantors make no warranty, express or implied, as to title to the property hereinabove described.

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

Jose Mauricio Ruiz Salmeron (SEAL)
Jose Mauricio Ruiz Salmeron

Yudis Carolina Dominguez (SEAL)
Yudis Carolina Dominguez

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that Jose Mauricio Ruiz Salmeron and Yudis Carolina Dominguez personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 16th day of October, 2024.

My Commission Expires: 08/15/2028

Salem Kirkman
Notary Public

SALEM KIRKMAN
Notary Public
Surry County, NC