

**2024035115 00090**

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 16<sup>th</sup> day of October, 2024, by and between**GRANTOR**

**Jose Mauricio Ruiz Salmeron and spouse,  
 Yudis Carolina Dominguez**

**1986 Cartwright Drive  
 Kernersville, NC 27284**

**GRANTEE**

**Jose Mauricio Ruiz Salmeron and spouse,  
 Yudis Carolina Dominguez**

**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

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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 16<sup>th</sup> day of October, 2024.

My Commission Expires: 08/15/2028

Salem Kirkman  
Notary Public

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