

2024037931 00066

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$260.00

PRESENTED & RECORDED
 11/07/2024 01:06:28 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3834

PG: 4278 - 4282

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$260.00

Parcel Identifier No. 6834-87-0239.000

Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail to: Grantee

This instrument prepared by: Rob Sosower, a licensed North Carolina attorney, for Atlas Orange.

Delinquent Taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief Description for the Index: Lot 202 Reynolds Place, PB 1, PG 48

THIS DEED made the 5th day of November, 2024, by and between

GRANTOR	GRANTEE
Paula R. Hernandez and spouse, Luis Felix Mora Geronimo	Didier Estrada and, Savannah Soto Martinez As Joint Tenants With Right of Survivorship
Grantor Address: 4520 Lasley Drive Winston-Salem, NC 27105	Property Address: 2019 Althea Street Winston-Salem, NC 27107

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:

See Exhibit "A" attached hereto and incorporated by reference.

The property herein described [☒] is or [] is not the primary residence of the Grantors.

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.

Submitted electronically by "Gallimore Levy Chrisawn Gallimore PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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:

Subject to easements, rights of way, and other restrictions of record.

(signatures to follow)

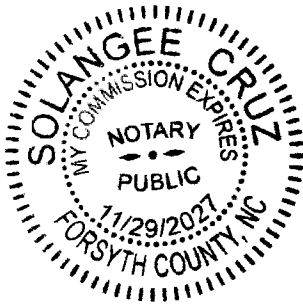
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Paula R. Hernandez (SEAL)
Paula R. Hernandez

STATE OF North Carolina
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Paula R. Hernandez personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 5th day of November, 2024.



Solangee Cruz Notary Public
My commission expires: 11-29-2027

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

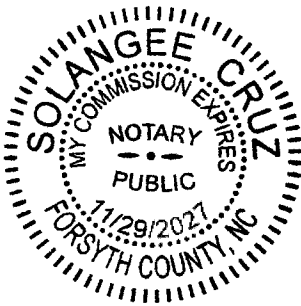
Luis Felix Mora Geronimo (SEAL)
Luis Felix Mora Geronimo

STATE OF North Carolina

COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Luis Felix Mora Geronimo personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 5th day of November, 20 24.



Solangee Cruz Notary Public
My commission expires: 11-29-2027

Exhibit "A"

**Property of Didier Estrada and Savannah Soto Martinez
2019 Althea Street**

BEING KNOWN AND DESIGNATED as Lot 202 as shown on the Map of REYNOLDS PLACE recorded in Plat Book 1, page 48 (2) in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The preparer of this document has been engaged solely for the purpose of drafting this instrument and prepared the instrument only from the information provided. The preparer has not been requested to conduct nor has the preparer completed any of the following: a title search, an examination of the legal description, an opinion on title, or advice on the tax/legal consequences that may arise as a result of the conveyance. Further, such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated, and the preparer has not verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.