

**2024038968 00142**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$150.00**

PRESENTED &amp; RECORDED

11/15/2024 01:09:32 PM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

**BK: RE 3836****PG: 1170 - 1171****NORTH CAROLINA  
GENERAL WARRANTY DEED**Excise Tax: \$ *150*

Recording Time, Book and Page

Tax Map No. *L0032 BL 2070*

Parcel Identifier No.

Mail after recording to: Grantee

This instrument prepared by: Kenneth S. Lucas, Jr, a licensed North Carolina attorney. Delinquent taxes if any, to be paid by closing attorney to county tax collector upon disbursement of closing proceeds.

THIS DEED made this 13th day of November 2024 by and between

**GRANTOR**

Celia I. Hermon (unmarried)  
12925 SW 190<sup>th</sup> Ter  
Miami, FL 33177

**GRANTEE**

Brian Vicente Orellana-Rodriguez  
Mailing Address:  
777 Cook Rd  
Rural Hall, NC 27045

Property Address:  
1407 Winfield Drive  
Winston Salem, NC 27105

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 and more particularly described as follows:

BEING all of Lot 32, Section 3, map of Pleasant View Subdivision as recorded in Plat Book 8, Page 131, Forsyth County Registry.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3324, Page 2593, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book \_\_\_\_, Page \_\_\_\_, and referenced within this instrument.

The above described property ☐ does ☐ does not include the primary residence of the Grantor.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions: Covenants & Restrictions of Record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

(ENTITY NAME)

Celia I. Hermon (SEAL)  
Celia I. Hermon

By: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
(SEAL)

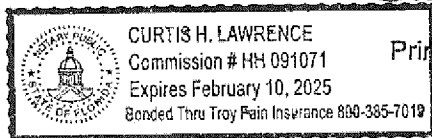
State of Florida; County of Miami-Dade

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Celia I. Hermon.

Witness my hand and official stamp or seal this the 14 day of November 2024.

My Commission Expires: 2/10/2025

Curtis H. Lawrence  
Notary Public



Print Notary Name: Curtis H. Lawrence