

2024040390 00202FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$460.00PRESENTED & RECORDED
11/26/2024 04:19:47 PM**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: ANGELA BOOE, DPTY

BK: RE 3838**PG: 650 - 652****GENERAL WARRANTY DEED**

Excise Tax:

\$460.00Tax Parcel ID No. **6847-96-0442.000** Verified by _____ County
on the ____ day of _____, 20____ By: _____

Mail/Box to:

GranteeThis instrument was prepared by: **Thomas G. Jacobs, a licensed North Carolina attorney. 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:

THIS DEED, made this the **26** day of **November**, 20**24**, by and between**GRANTOR:****Rodney Gwyn, unmarried**

whose mailing address is _____

(herein referred to collectively as **Grantor**) and**GRANTEE: Juan Miguel Nolasco Vieyra and wife, Claudia Rebecca Menendez**whose mailing address is **4349 Wakeman Drive, Winston-Salem, NC 27105**(herein referred to collectively as **Grantee**) and*[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]***WITNESSETH:**

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

See attached Exhibit ASaid property having been previously conveyed to Grantor by instrument(s) recorded in Book **3199** Page **3378**, and being reflected on plat(s) recorded in Map/Plat Book **43**, page/slide **161**.All or a portion of the property herein conveyed **x** includes or _____ does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

Submitted electronically by "Law Office of Thomas G. Jacobs"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

By: _____ (SEAL)
 Print/Type Name & Title: _____ Rodney Gwyn

By: _____ (SEAL)
 Print/Type Name & Title: _____

By: _____ (SEAL)
 Print/Type Name & Title: _____

By: _____ (SEAL)
 Print/Type Name & Title: _____

State of NC
 County of Forsyth

(Official/Notarial Seal)

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:

Rodney Gwyn

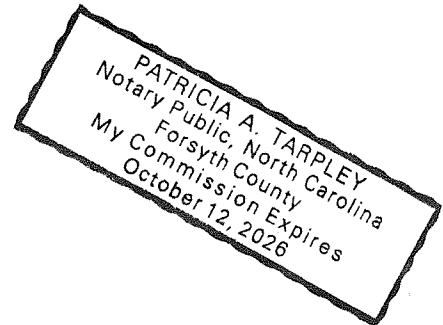
_____ [insert name(s) of principal(s)].

Date: 11-26-24

Patricia A. Tarpley
Patricia A Tarpley Notary Public
 Notary's Printed or Typed Name

My Commission Expires:

10/12/2026



State of _____
 County of _____

(Official/Notarial Seal)

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:

_____ [insert name(s) of principal(s)].

Date: _____

 Notary Public
 Notary's Printed or Typed Name

My Commission Expires:

Exhibit A

Being all of Lot 3 as shown on map of Laurel Mountain Estates, as recorded in Plat Book 43, Page 161, in the Office of the Register of Deeds of Forsyth County, North Carolina.