



2024040442 00047

FORSYTH CO, NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXTX  
**\$40.00**

PRESENTED & RECORDED:  
 11-27-2024 10:33:49 AM  
 LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY: OLIVIA DOYLE, ASST

**BK: RE 3838**  
**PG: 1009-1010**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 40.00

Parcel Identifier No. 6869-24-4607.00 Verified by Forsyth County on the \_\_\_ day of \_\_\_\_\_, 20\_\_

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

Mail/Box: \_\_\_\_\_

This instrument was prepared by: W. Everette Murphrey — *original to*

Brief description for the Index: .82, Ben Lane

THIS DEED made this 27 day of November, 2024, by and between

GRANTOR	GRANTEE
MISTY DENISE BOLES (legally separated)	JOAQUIN SORIANO LOPEZ and wife, FRANCISCA SELENE BONILLA
	Mailing address: <del>4560 Ben Lane</del> <b>4261 CARDWELL HANCOCK ST.</b> Walkertown, NC 27051
This is not my primary residence.	

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 Grantors, and 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 the Salem Chapel\_ Township, Forsyth County, North Carolina and more particularly described as follows:

**BEGINNING** at an iron stake on the centerline of a 50 foot street (Ben Lane), said iron stake being located at the Northwest corner of the property now or formerly owned by Ronald L. Shrewsbury (Book 1499, Page 1772, Forsyth County Registry); thence from said beginning point, South 28 deg. 38' 01" West 384.64 feet to an iron stake; thence North 21 deg.

19' 16" West 165.00 feet to an iron stake; thence North 36 deg08' 38" East 313.74 feet to an iron stake in the centerline of said street; thence with the centerline of said street, South 40 deg. 33' East 91.85 feet to an iron stake, marking the point and place of BEGINNING. This description is in accordance with a survey prepared by Larry L. Callahan, RLS, entitled "Map for R. Don Cain" dated September 22, 1984, and designated as Job No. 1290-4. (The property contains approximately 0.82 acres according to the Forsyth County Tax Maps.)

This is the same property as described in Book 2596 at Page 4133, Forsyth, , and is designated as Tax PIN 6869-24-4607.00 (Block 5167 Lot 143) on the Forsyth County Tax Maps.

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 the 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: AD VALOREM TAXES HEREINAFTER BECOMING DUE AND PAYABLE; and RESTRICTIVE COVENANTS, EASEMENTS and RIGHTS OF WAY of record if any.

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

Misty Denise Boles (SEAL)  
MISTY DENISE BOLES (legally separated)

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STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, a Notary Public of the County and State aforesaid, certify that **MISTY DENISE BOLES (legally separated)** Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 27 day of November, 2024.

SEAL/STAMP

My Commission Expires: March 8, 2026

Suzannah M. Clarke  
Notary Public  
Printed Name: Suzannah M. Clarke

**SUZANNAH M CLARKE**  
Notary Public  
Forsyth Co., North Carolina  
My Commission Expires March 8, 2026