

**2025000802 00111**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$390.00**

PRESENTED & RECORDED  
01/09/2025 03:21:09 PM

**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE, ASST

**BK: RE 3843**  
**PG: 3866 - 3868**

Prepared by: Ralph A. Evans  
Mail to Grantee: 3919 Talcott Ave., Winston-Salem, NC 27106  
Grantor Address: 4127 Bowen Rd. Tobaccoville, NC 27050  
Revenue: \$390.00

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED, made and entered into this 2 day of January, 2025 by Candace Welch Wilmoth (divorced), Angie Welch Hampton and husband, Jonathan David Hampton, and Anthony Eugene Welch and wife, Debra Canter Welch, hereinafter referred to as "Grantors" and Virgilio Marquina Hermenegildo and wife, Bertha Antunez Lorenzo, hereinafter referred to as "Grantees", whether on or more individuals or corporations or other entity.

**WITNESSETH:**

THAT the Grantors, for a valuable consideration to them in hand paid by the Grantees, receipt of which is hereby acknowledged, have bargained and sold and by these presents do grant, bargain, sell, convey, and transfer unto the Grantees in fee simple those certain tracts, lots, or parcels of land located in Old Town Township, Forsyth County, North Carolina and more particularly described as follows:

BEING ALL of Lot 5, Block A, Section 1, of Cedar Forest Estates, as shown on a plat thereof recorded in Plat Book 16, Page 243, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Being that same property conveyed to Paul E. Welch and wife, Rebah S. Welch by deed recorded in Deed Book 709, Page 388, Forsyth County Registry. See also Estate of Paul E. Welch (22 E 569) in the Office of the Clerk of Superior Court of Forsyth County, North Carolina.

Property address: 3919 Talcott Avenue, Winston-Salem, NC 27106

PIN: 6808-51-6064.000

All or a portion of the property herein conveyed \_\_\_\_ does XX does not include the primary residence of the Grantors.

TO HAVE AND TO HOLD the aforesaid tracts or parcels of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

And the Grantors covenant with the Grantees, that the Grantors are seized of said property in fee simple, have the right to convey the same in fee simple, that the title is marketable and free and clear of all encumbrances, and the Grantors will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Easements, rights of way, restrictions of record and any unpaid ad valorem taxes.

IN WITNESS WHEREOF, the Grantors have duly executed the foregoing and has hereunto set their hand and seal as of the day and year first above written.

Angie Welch Hampton (SEAL)  
Angie Welch Hampton

Jonathan David Hampton (SEAL)  
Jonathan David Hampton

Candace Welch Wilmoth (SEAL)  
Candace Welch Wilmoth

Anthony Eugene Welch (SEAL)  
Anthony Eugene Welch

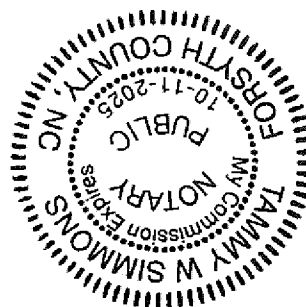
Debra Canter Welch (SEAL)  
Debra Canter Welch

STATE OF NORTH CAROLINA  
COUNTY OF Forsyth

I, the undersigned Notary Public of the County or City of Winston Salem and State aforesaid, certify that Angie Welch Hampton and Jonathan David Hampton, 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 2<sup>nd</sup> day of January, 2025.

Tammy W Simmons Notary Public  
Tammy W Simmons  
(Type or print name of Notary Public)

My Commission Expires: 10/11/2025

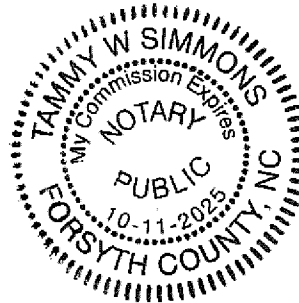


STATE OF NORTH CAROLINA  
 COUNTY OF RANDOLPH *Forsyth*  
*TS*

I, the undersigned Notary Public of the County or City of *Winston Salem* *Forsyth* and State aforesaid, certify that Anthony Eugene Welch and Debra Canter Welch 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 2<sup>nd</sup> day of January, 2025.

*Tammy W Simmons* Notary Public  
Tammy W Simmons  
 (Type or print name of Notary Public)

My Commission Expires: 10/11/2025



STATE OF NORTH CAROLINA  
 COUNTY OF RANDOLPH *Forsyth*  
*TS*

I, the undersigned Notary Public of the County or City of *Winston Salem* *Forsyth* and State aforesaid, certify that Candace Welch Wilmoth 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 2 day of January, 2025.

*Tammy W Simmons* Notary Public  
Tammy W Simmons  
 (Type or print name of Notary Public)

My Commission Expires: 10/11/2025

