

2025003243 00085

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$940.00

PRESENTED & RECORDED
 02/03/2025 01:22:23 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST

BK: RE 3846
PG: 4334 - 4337

This instrument prepared by Matthew S. Cheney, 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, if applicable.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$940.00

Parcel Identification No. 6867-24-2252.000 Verified by _____ County on the _____ day
 of _____, 20____

By: Brock & Scott

Mail/Box to: GRANTEE

This instrument was prepared by: Brock & Scott, PLLC, 1315 Westbrook Plaza Drive, Suite 100, Winston
 Salem, NC 27103

Brief description for the Index: Parcel #3, Plat for James R. Caudill and Ashley B. Caudill, PB 76, PG 78

PROPERTY ADDRESS: 907 Walkertown Guthrie Road, Winston-Salem, North Carolina 27101

THIS DEED made this 28th day of January, 2025, by and between

GRANTOR	GRANTEE
VINCENT POPPLER, II a/k/a VINCENT POPPLER (unmarried) and TAMMY LYNN HERRING a/k/a TAMMY HERRING (unmarried)	GEOVANE MARTINEZ BENITEZ and spouse, CARLOS ALFREDO CEBALLOS RAMOS
Mailing Address: <u>2266 Willow Bend Drive, Kernersville, NC 27284</u>	Mailing address: <u>907 Walkertown Guthrie Road, WS, NC 27101</u>

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:

BEING KNOWN AND DESIGNATED as Parcel #3, as shown as Plat for, James R. Caudill and Ashley B. Caudill as recorded in Plat Book 76, Page 78, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made more a more particular description.

Being the same property conveyed to Tammy Herring and Vincent Poppler by Warranty Deed from James R. Caudill and spouse, Ashley B. Caudill dated 02/10/2023 and recorded on 02/10/2023 in Book 3740, Page 1181, Forsyth County Registry. See Correction Warranty Deed dated 03/23/2023 and recorded on 03/28/2023 in Book 3746, Page 888, Forsyth County Registry.

Property Address: 907 Walkertown Guthrie Road, Winston-Salem, North Carolina 27101

Tax Parcel Number: 6867-24-2252.000

The property conveyed herein does include the primary residence of 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, other than the following exceptions:

2025 ad valorem taxes and all covenants, conditions, restrictions, easements, and rights of way of record.

SIGNATURE AND ACKNOWLEDGMENT PAGES FOLLOW

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



(SEAL)

VINCENT POPPLER, II a/k/a VINCENT
POPPLER

State of North Carolina, County of Forsyth

I, Matthew S. Cheney, the undersigned Notary Public of Forsyth County and State aforesaid, certify that VINCENT POPPLER, II a/k/a VINCENT POPPLER 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 28 day of January, 2025.

(Official Notary Stamp/Seal)

Matthew S Cheney NOTARY PUBLIC Forsyth County, NC My Commission Expires July 29, 2025
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Notary Public

Matthew S. Cheney

My Commission Expires: 7/29/2025

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

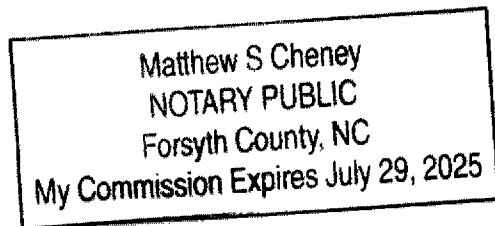
Tammy Lynn Herring (SEAL)
**TAMMY LYNN HERRING a/k/a TAMMY
 HERRING**

State of North Carolina, County of Forsyth

I, Matthew S. Cheney, the undersigned Notary Public of Forsyth County and State aforesaid, certify that **TAMMY LYNN HERRING a/k/a TAMMY HERRING** 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 23 day of January, 2025.

(Official Notary Stamp/Seal)



Matthew S. Cheney
 Notary Public
 My Commission Expires: 7/29/2025