

2025006145 00183

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$376.00

PRESENTED & RECORDED

02/27/2025 03:11:10 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3850

PG: 2210 - 2212

GENERAL WARRANTY DEEDExcise Tax: \$ 376.00

Tax Parcel ID No. 6845-58-1900.000 Verified by _____ County
 on the ____ day of _____, 20____ By: _____

Mail/Box to: Grantee

This 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 27 day of February, 2025, by and between

GRANTOR:Mirna Leticia Mendez, unmarried

whose mailing address is _____

(herein referred to collectively as **Grantor**) and**GRANTEE:** Rosa Maria Del Carmen Machado Olivawhose mailing address is 3305 Old Greensboro Rd., Winston-Salem, NC 27101(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 A

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 3828 Page 195, and being reflected on plat(s) recorded in Map/Plat Book 3, page/slide 79-A.

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: _____ Mirna Leticia Mendez

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)

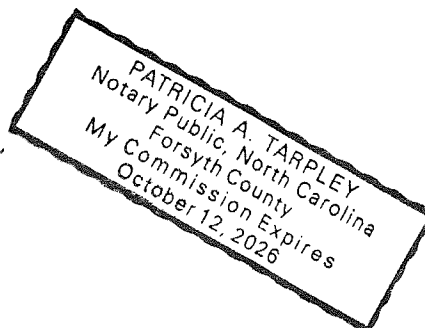
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Mirna Leticia Mendez

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

Date: 2/27/25

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 KNOWN and designated as Lot 41 as shown on the Map of Motor Heights, Section 2, as recorded in Plat Book 3, Page 73-A, Forsyth County Registry, to which map reference is hereby made for a more particular description. Together with improvements located thereon.