


2025006303 00116

 FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$300.00

 PRESENTED & RECORDED:
 02-28-2025 01:06:57 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3850
PG: 3306-3308

NORTH CAROLINA GENERAL WARRANTY DEED

W:\DOC FILES-MSWORD-PDF-OTHER FORMAT\Z-REALPR\DEEDS\WARRANTY-MISC TYPES\A-NC BAR-DOC PREP - 2002 FORM (CURRENT FORM)\STANDARD DEED FROM LLC TO H & W\GRUBBS LLC TO BONILLA LT 113 ROSEDALE 1-30-23.DOC

Mail to: Grantee, 6045 Cain Forest Dr, Walkertown, NC, 27051
Drawn By: Harry A. Boles, Attorney-at-Law, 214 E. Mountain Street, Suite 101, Kernersville, NC, 27284
Excise Tax: \$300.00

Statement from Grantor concerning Primary Residence: The property conveyed herein was not the Primary Residence of the Grantor; by Signing this Deed, Grantor Verifies the Answer to this Statement and the Amount of Excise Stamps

Tax Identification Data: See Exhibit A attached

 Brief Description for the index **Lt 244, R. Don Cain Prop, Ph 7, PB 38/28**
THIS DEED made this 27th day of February 2025, by and between:

GRANTOR

D ROSAS PROPERTIES, LLC, a North Carolina Limited Liability Company
Mailing Address:

 C/o Cinthia Bautista Morales, Manager/Member
 1105 Newport St.
 Winston-Salem, NC, 27105

GRANTEE

RUTH ESTHER LOPEZ-BONILLA (Single)
Mailing and Property Address:

 6045 Cain Forest Dr.
 Walkertown, NC 27051

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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.

 Original to: Harry A. Boles

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 **Salem Chapel, Forsyth County, North Carolina**, which is more particularly described as follows:

See Exhibit A attached hereto which is incorporated herein by reference.

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 the 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 the **Grantor will warrant and defend the title** against the lawful claims of all persons whomsoever, other than the following exceptions:

1. Easements, restrictions, and rights-of-way of record, if any; and
2. Current year's *ad valorem* property taxes to be prorated between the Grantor and the Grantee through the date of closing.

And the Grantor and Grantee agree that the Grantor's rights to a community sewage hookup and a community water hook up for each Lot is transferred, conveyed, and assigned herewith unto Grantee.

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

D ROSAS PROPERTIES, LLC:

By: *Cynthia Bautista Morales* (SEAL)

CINTHIA BAUTISTA MORALES

Member/Manger

NORTH CAROLINA)

)

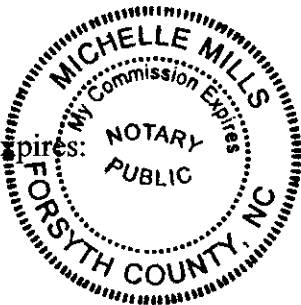
FORSYTH COUNTY)

I, **MICHELLE MILLS**, a Notary Public of Forsyth County, North Carolina, certify that **CINTHIA BAUTISTA MORALES, Member/Manager of D ROSAS PROPERTIES, LLC**, a North Carolina Limited Liability Company, 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 February, 2025.

[SEAL/STAMP]

My Commission Expires:
May 7, 2025



Michelle Mills
MICHELLE MILLS

Notary Public

EXHIBIT A

Property Description

(25-101/5028, Lopez-Bonilla) Being a tract or parcel of real property lying in **Salem Chapel Township, Forsyth County, North Carolina**, and being more particularly described as follows:

BEING KNOWN AND DESIGNATED AS Lot 244 as shown on the Plat Map of the “**R. Don Cain, Phase Seven, Section I**”, recorded in the **Plat Book 38 at Page 28** in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The above-described property is known on the Forsyth County Tax Maps as **Tax Lot 244 (PIN 6869-14-2885.00), Block 5167F** and is further the same property as that property described in the conveyance recorded in **Book 3793 at Page 23** of the Forsyth County, North Carolina, Registry.

A 1996 Fleetwood/Countrywide double-wide Mobile Home having **VIN NCFLS46AB03286CN12** has been permanently affixed to the above-described real property and is, therefore, a part of the real property (See Affidavit of Intent to Affix recorded in **Book 2558 at Page 2738**).

The above-described property is subject to the restrictive covenants recorded in **Book 1741 at Page 4146** and in **Book 1918 at Page 1632**.

Property Address: 6045 Cain Forest Drive, Walkertown, NC 27051