

2025008994 00158

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$216.00

PRESENTED & RECORDED
 03/21/2025 03:42:56 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3854
PG: 441 - 443

submitted electronically by "Plyler & Waterhouse, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$216.00

Recording Time, Book and Page

Parcel Identifier No. 6836-54-9741

Mail to: Minerva Parra De Acevedo and Juan Acevedo, 928 NE 23rd St., Winston Salem, NC 27105

This instrument was prepared by: Ivy O. Waterhouse, 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.

THIS DEED made this 7th day of March, 2025, by and between

GRANTOR

Justin Bredeweg and wife, Nicole Bredeweg
 134 W 136th Street
 Grant, MI 49327

GRANTEE

Minerva Parra De Acevedo, a Free Trader recorded in Guilford County, NC
in the Office of the Register of Deeds in Deed Book 8913,
Page 2802 and Juan Acevedo, an unmarried person
together as Joint Tenants with Rights of Survivorship
 928 NE 23rd St.
 Winston Salem, NC 27105

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 Winston Salem Township, Forsyth County, North Carolina, and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

The above-described property ☐ does or ☒ does not include the primary residence of the Grantor.


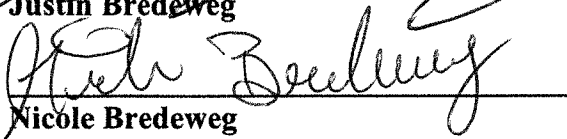
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

All restrictions, easements and rights of way for public roadways and public utilities appearing of record and/or located upon the premises.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, or, if corporate, has caused this Deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.


Justin Bredeweg

Nicole Bredeweg

STATE OF Michigan

COUNTY OF Muskegon

I, Staci Tice, a Notary Public, do hereby certify that Justin Bredeweg and Nicole Bredeweg personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and (where an official seal is required by law) official seal.

This the 7 day of March, 2025.



Printed Name: Staci Tice

My Commission Expires: 07-10-2031

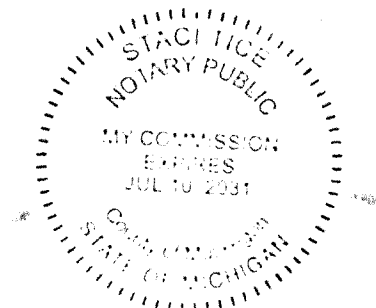


EXHIBIT A

BEING KNOWN AND DESIGNATED as Lot No. 112 on the Plat of Fairview as recorded in Deed Book 90, Page 589 and re-recorded in Plat Book 8, Page 91 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

For back reference see Deed Book 3748, Page 4020 and Book 3616, Page 3453.

Parcel No.: 6836-54-9741