

2025011695 00038

FORSYTH COUNTY NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 04/11/2025 10:06:21 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3857
PG: 2503 - 2505

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0

Parcel Identifier No. 6845-15-4672.000

By: _____

Mail/Box to: Grantee: 3047 Clarence Bowers Road, Randleman, NC 27317

This instrument was prepared by: David W. Cox, Gavin & Cox, Attorneys at Law, 113 Worth Street, Asheboro, NC 27203

Delinquent taxes if any, to be paid by the closing attorney, David W. Cox, to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: _____

THIS DEED made this 8th day of April, 2025, by and between

GRANTOR

MARIA ISABEL JUAREZ MARTINEZ, also known as
MARIA ISABEL JUAREZ, and husband
GABRIEL LOPEZ VENCES

GRANTEE

LOPEZ PROPERTIES, LLC, a North Carolina
Limited Liability Company

PROPERTY ADDRESS:

2156 E. First Street
Winston-Salem, NC 27101

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 of their right, title and interest in all that certain lot or parcel of land situated in the City of Winston-Salem, _____ Township, Forsyth County, North Carolina and more particularly described as follows:

FOR DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

This deed was drafted from information supplied by the parties hereto and no title examination was requested or performed by Gavin & Cox, Attorneys as Law, in connection with the preparation of this deed.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3288, Page 1573, Forsyth County Register of Deeds.

All or a portion of the property herein conveyed ___ includes or ☒ does not include the primary residence of a Grantor.

A map showing the above-described property is recorded in Plat Book ___, Page ___.

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:

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

Maria Isabel Juarez Martinez (SEAL)
MARIA ISABEL JUAREZ MARTINEZ

Gabriel Lopez Vences (SEAL)
GABRIEL LOPEZ VENCES

State of North Carolina
County of Randolph

I, the undersigned Notary Public of the aforesaid County and State, certify that Maria Isabel Juarez Martinez and Gabriel Lopez Vences personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes herein expressed.

Witness my hand and Notarial stamp or seal this 8th day of April, 2015.

My Commission Expires: 12.13.26

[Signature]
Signature of Notary Public

Rocio D. Garcia
Notary's Printed or Typed Name

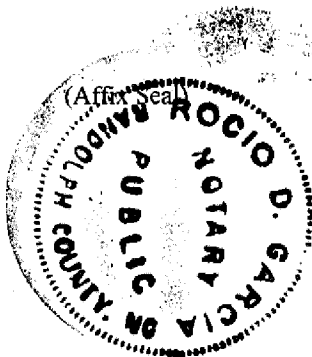


EXHIBIT A

Description for Maria Isabel Juarez Martinez and Gabriel Lopez Vences
2156 E. First Street Winston-Salem, NC 27101
Winston-Salem Township, Forsyth County, North Carolina

TRACT I:

Being all of Lot 1 of the George Hill Estate, according to the plat thereof, recorded in Plat Book 10, Page 73, in the Office of the Register of Deeds of Forsyth County, North Carolina.

For back reference, see Deed Book 3288, Page 1573