

2025011804 00147FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$580.00

PRESENTED & RECORDED

04/11/2025 02:38:01 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3857

PG: 3103 - 3105

GENERAL WARRANTY DEEDExcise Tax: \$580.00Tax Parcel ID No. 6833-18-5742.000 & 6833-18-5641.000

Verified by _____ County

on the ____ day of _____, 20____ By: _____

Mail/Box to: _____

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 11 day of April, 2025, by and between**GRANTOR:**Mara Beth Weatherman, unmarried and Merri Weatherman Roberts, unmarried

whose mailing address is _____

(herein referred to collectively as **Grantor**) and**GRANTEE:** Mepfigozep Franco Grajeda and wife, Claudia Iveth Martinez-Larawhose mailing address is 3515 Renon Road, Winston-Salem, NC 27127(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 ASaid property having been previously conveyed to Grantor by instrument(s) recorded in Book 3841 Page 565, and being reflected on plat(s) recorded in Map/Plat Book _____, page/slide _____.All or a portion of the property herein conveyed _____ includes or x 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: Mara Beth Weatherman (SEAL)
 Print/Type Name & Title: Mara Beth Weatherman

By: Merri Weatherman Roberts (SEAL)
 Print/Type Name & Title: Merri Weatherman Roberts

By: _____ (SEAL)
 Print/Type Name & Title: _____

By: _____ (SEAL)
 Print/Type Name & Title: _____

State of North Carolina
 County of Forsyth

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:

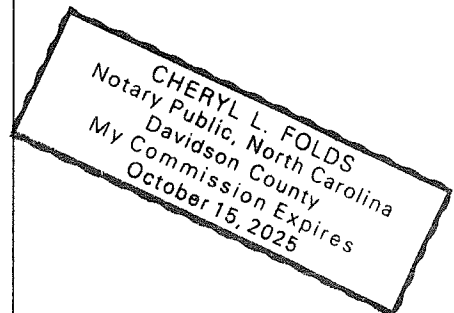
Mara Beth Weatherman and Merri Weatherman Roberts
 _____ [insert name(s) of principal(s)].

Date: 4-11-2025

Cheryl L. Folds Notary Public
 Notary's Printed or Typed Name

My Commission Expires:
10-15-2025

(Official/Notarial Seal)



State of _____
 County of _____

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:

(Official/Notarial Seal)

Exhibit A**Parcel One (PIN #6833-18-5742)**

Being known and designated as lots #43 and 44 as shown on map of Skyline View as surveyed by Hinshaw and Marshall and recorded in plat book #4, page 105, register of Deeds Office Forsyth County, N.C.

Being known and designated as Lots #45 and #46 as shown on Plat of Skyline View as surveyed by Hinshaw and Marshall and recorded in Plat Book 4, Page 105, Register of Deeds Office, Forsyth County, N. C.

Parcel Two (PIN #6833-18-5641)

BEGINNING at an iron stake in the west line of Wilson Avenue at the northeast corner of lot 39 as shown on the plat of Skyline View, recorded in the Register's office in book 4 of plats at page 105, and running thence with the north line of lot 39 westwardly 224.8 feet to an iron stake at the north-west corner of lot 39; thence northwardly parallel with the west line of Wilson Avenue 90 feet to an iron stake at the southwest corner of lot 43; thence with the south line of lot 43 parallel with the north line of lot 39 eastwardly 225.67 feet to an iron stake at the southeast corner of lot 43 in the west line of Wilson Avenue, and thence with the west line of Wilson Avenue southwardly 90 feet to the place of BEGINNING, - being lots forty (40), fortyone (41) and forty-two (42), as shown on the plat of Skyline View, referred to hereinbefore.