

**2025012740 00113**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$64.00**

PRESENTED &amp; RECORDED

04/21/2025 11:29:38 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3858

PG: 4123 - 4126

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## NORTH CAROLINA GENERAL WARRANTY DEED

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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 H & W SELLER TO IND DONACIANO & GONZALEZ - TO CANDELA - LT 25 DON CAIN 4-15-25 DOCX..DOC

**Mail to: Grantee at the mailing address set out below.****Drawn By: Harry A. Boles, Attorney-at-Law, 214 E. Mountain Street, Suite 101, Kernersville, NC, 27284****Excise Tax: \$64.00**

**Statement from Grantor concerning Primary Residence: The property conveyed herein was the Primary Residence of the Grantor; by Signing this Deed, Grantor Verifies the Answer to this Statement and the Amount of Excise Stamps; and DELINQUENT TAXES, IF ANY, TO BE PAID BY THE CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT OF THE CLOSING PROCEEDS.**

**Tax Identification Data: Tax Lot 25 (PIN: 6869-15-5876.00), Block 5167C****Brief Description for the index Lt 25, R. Don Cain, PB 30/166**


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**THIS DEED** made this **15<sup>th</sup>** day of **April, 2025**, by and between

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GRANTOR

GRANTEE

**SABAS OLMEDO DONACIANO and wife,  
 YEMIA HERNANDEZ GONZALEZ**

**SANDRA DOMINGUEZ CANDELA (Single)**

**Mailing Address:**

725 N. NC Hwy 87  
 Burlington, NC 27217

**Mailing Address:**

569 Villa Drive  
 Kernersville, NC 27284

**Property Address:**

4520 Effie Lane  
 Walkertown, NC 27051

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submitted electronically by "Law Offices of Harry Boles"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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

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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 in all that certain lot or parcel of land together with all improvements located thereon situated in **Salem Chapel Township, Forsyth County, North Carolina**, which is more particularly described as follows:

See Property Description attached hereto as **Exhibit A** 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 male **Grantor covenants** with the Grantee, that he 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 male Grantor will warrant and defend the title** against the lawful claims of all persons whomsoever except for the following exceptions:

1. Easements, restrictions, and rights-of-way of record, if any; and
2. 2025 *ad valorem* property taxes will be prorated between the Grantor and Grantee.

The female Grantor herein is executing this conveyance to convey and release all interests, marital or otherwise, in the real property described above.

**IN WITNESS WHEREOF**, the Grantor(s) have duly executed the foregoing as of the day and year first above written.

  
 \_\_\_\_\_ (SEAL)  
**SABAS OLMEDO DONACIANO**  
 Grantor

  
 \_\_\_\_\_ (SEAL)  
**YEMIA HERNANDEZ GONZALEZ**  
 Grantor

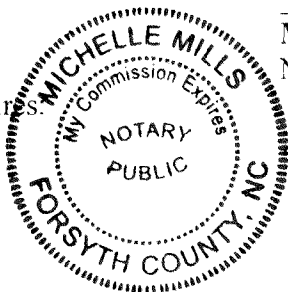
NORTH CAROLINA     )  
                                       )  
 FORSYTH COUNTY     )

I, **MICHELLE MILLS**, a Notary Public of **Forsyth** County, North Carolina, certify that certify that **SABAS OLMEDO DONACIANO and wife, YEMIA HERANDEZ GONZALEZ**, Grantors, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the Grantor for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 15<sup>th</sup> day of April, 2025.

[SEAL/STAMP]

My Commission Expires  
 May 7, 2025



*[Signature]*  
**MICHELLE MILLS**  
 Notary Public

**EXHIBIT A****Property Description**

(25-111/5032, Donaciano) Being a .52 Acre 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 25** as shown on the Map of the property of **Alan Royal, Rickey Lee Lowery, and R. Don Cain** as shown on the Plat Map recorded in the **Plat Book 30 at Page 166** in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

**TOGETHER WITH** a permanent, non-exclusive easement and right-of -way for ingress, egress and regress, with full rights of maintenance, for roadway and general utility purposes, over, across, and under the following-described property:

Those tracks or parcels of real property described as easements and rights-of-way shown on the various Plat Maps of sections of the R. Don Cain Properties leading from the northern boundary line of Lot 25 described above over and across various roadways beginning with Effie Lane, then Eric Lane then Ben Lane and others to the northern margin of the right-of-way of Pine Hall Road.

The above-described property is known on the Forsyth County Tax Maps as **Tax Lot 25 (PIN 6869-15-5876.00), Block 5167C** and is further the same property as that property described in the conveyance recorded in **Book 3854 at Page 1469** of the Forsyth County, North Carolina, Registry.

A double-wide Mobile Home, a manufactured home, having VIN \_\_\_\_\_ A/B is located on the real property and has been permanently affixed to the above-described real property by having its tongue and axels removed and being placed on a permanent foundation according to the Tax Administrator of Forsyth County, North Carolina. A Declaration of Intent to Affix the Manufactured Home to Real Property shall be filed concurrently with this conveyance pursuant to NCGS 47-20.7.

**Property Address: 4520 Effie Lane, Walkertown, NC 27051.**