

2025016264 00033

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$505.00

PRESENTED & RECORDED
 05/15/2025 10:41:01 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3863
PG: 2649 - 2650

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$505.00

Parcel Identifier No.: 6817-66-0415.00 (Block 2203, Lot 043)

Mail tax bills to Grantee: 4523 Old Town Drive, Winston-Salem, NC 27106

This instrument was prepared by: T. Thomas Kangur, Jr., 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: Lot 43, George Hodgins Estate

THIS DEED made this 6th day of May, 2025 by and between,

GRANTOR	GRANTEE
JUANA J. CANALES (unmarried)	ROBERT P. RUIZ and wife, SHERRY A. RUIZ
Mailing Address: 4491 Cheyenne Court, Winston-Salem, NC 27106	Mailing Address: 4523 Old Town Drive, Winston-Salem, NC 27106

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

Being known and designated as Lot 43, as shown on the map of GEORGE HODGIN ESTATE, which map is recorded in Plat Book 14, Page 15, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 4523 Old Town Drive, Winston-Salem, NC 27106

The property does include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 2803, Page 3185, Forsyth County Registry.

A map showing the above-described property is recorded in Plat Book 14, Page 15.

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: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

Juana J. Canales by Carmen I. Canales, AIF (SEAL)

Juana J. Canales by Carmen I. Canales
her Attorney in Fact

State of North Carolina, County of Forsyth

I, Patricia F. Kirkman, a Notary Public of Forsyth County, North Carolina hereby certify that, **Carmen I Canales**, Attorney in-Fact for **Juana J. Canales** personally appeared before me this day, and being duly sworn, says that she executed the foregoing and annexed instrument for and on behalf of **Juana J. Canales** and that her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in **Book 3860, Page 2671**, and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney; and that said **Carmen I. Canales** acknowledged the due execution of the foregoing and annexed instrument for the purpose therein expressed for and in behalf of said **Juana J. Canales**.

Date: 5/6/25

Patricia F. Kirkman
Notary Public

Patricia F. Kirkman
printed or typed name of notary public

My Commission Expires: 5/29/29

