

2025034196 00096

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$280.00

PRESENTED & RECORDED
09/26/2025 01:08:10 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3887
PG: 459 - 460

NORTH CAROLINA GENERAL WARRANTY DEED

EXCISE TAX: \$280

Mail after recording to: Grantee @ Property address

This instrument prepared by: Voula Boutis, Esq. A LICENSED N.C. 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 10, COUNTRY CLUB PROPERTY INC

PARCEL #6836-28-9741.000

THIS DEED made this 24TH day of September, 2025, by and between

GRANTOR: DAVID COOPER AND WIFE, ERNESTINE COOPER (a/k/a ERNERSTINE COOPER)

Mailing Address: 955 Longreen Dr, Kernersville NC 27284

GRANTEE: ESTHER PENA ALMONTE AND HUSBAND, JOSE ALBERTO SIME MARQUEZ

Property Address: 3031 Bon Air Ave., 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:

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 being more particularly described as follows:

This is not the primary residence of the Grantor. (N.C.G.S. S105-317.2)

BEING known and designated as Lot No. 10 as shown on the map of Country Club Property, Inc., same being of record in Plat Book 14, at Page 18, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to said plat being made for a more particular description; being also known as Lot No. 2, and a part of Lot No. 3 of Bon Air Addition, as shown in Plat Book 12, at Page 39 [2], in the Office of the Register of Deeds of Forsyth County, North Carolina.

Prior instrument reference: Book 3858 at Page 4035.

A map showing the above-described property is recorded in Plat Book 14 at Page 18 and also Plat Book 12 Page 39 (2).

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 the 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 the Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

All easements, restrictions and rights of way of record, if any, and ad valorem taxes for the current and all subsequent years

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand and seal the day and year first above written.

David Cooper
DAVID COOPER

(SEAL)

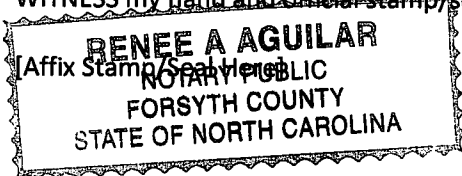
Ernestine Cooper
ERNESTINE COOPER

(SEAL)

STATE OF NORTH CAROLINA
COUNTY OF Forsyth

I, Renée A. Aguilar, a Notary Public of Forsyth County and State of aforesaid, certify that **DAVID COOPER AND ERNESTINE COOPER**, principals, personally appeared before me this day, and I have seen satisfactory evidence of the principals' identity, by current State or Federal identification with the principals' photograph in the form of a state issued driver's license, and acknowledged to me that they voluntarily signed the foregoing document for the purpose therein and in the capacity indicated.

WITNESS my hand and official stamp/seal, this 24 day of September 2025.



[Signature]
Notary Public

My commission expires: Nov 4, 2025