

2023006978 00024

FORSYTH COUNTY NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 03/06/2023 10:37:28 AM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
 BK: RE 3743
 PG: 798 - 799

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: NTC

Parcel Identifier No. 6836-74-7713.000 Verified by Forsyth County on the ____ day of _____, 2023

By: _____

Mail/Box to: Grantee

This instrument was prepared by: Lynne R. Holton, Esq., a licensed North Carolina Attorney. Delinquent taxes, if any, shall be paid by the closing Attorney to the County Tax Collector upon disbursement of closing proceeds. NO TITLE SEARCH REQUESTED OR PERFORMED

Brief description for the Index: Lot 10 Fairview Heights, Andrews Addition

THIS DEED made this 3rd day of March, 2023, by and between

GRANTOR

GRANTEE

Circuncision Roble Zuniga and Judith Graciano Roble

**Circuncision Roble Zuniga and Jessica Mariela
 Hernandez Roble, as tenants in common with right of
 survivorship**

**1506 E. 23rd Street
 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, 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 the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

Being known and designated as Lot No. 10 as shown on the Map of Fairview Heights, Andrews Addition, as recorded in Plat Book 3 at Page 27A in the Office of the Register of Deeds of Forsyth County, North Carolina, to which plat reference is hereby made for a more particular description.

Submitted electronically by "Holton Law Firm"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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.

The Grantors make no warranty, express or implied, as to title to the property hereinabove described.

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

Circunsicion Roble Zuniga (SEAL)
Circunsicion Roble Zuniga

Judith Graciano Roble (SEAL)
Judith Graciano Roble

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 voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Circunsicion Roble Zuniga and Jessica Mariela Roble.

Date: 3/3/2023

Lynne R. Holton
Notary Public

Lynne R. Holton
Print Name

My commission expires: 2/5/2027

