

2021014110 00090

FORSYTH CO. NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 03/22/2021 10:39:22 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B POLLOCK
 DPTY

BK: RE 3595**PG: 2996 - 2998**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ NTC

Parcel Identifier No.: 6836-84-8317

Return after recording to: Kangur & Porter, LLP, 2150 Country Club Road, Suite 160, Winston-Salem, NC 27104

Mail tax bills to Grantee: 9 Arita Circle, Winston-Salem, NC 27105

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. **No title search requested nor performed**

Brief description for the Index: Lot 162, Park Place

THIS DEED made this 4th day of March, 2021 by and between,

GRANTOR	GRANTEE
JENNIFER LOPEZ-NOYOLA (unmarried); and ABRAHANA NOYOLA GONZALEZ and spouse, JOSE ALBERTO LOPEZ PENALOZA	MARCELA GONZALEZ ROMAN
Mailing Address: 4016 Old Greensboro Road, Winston-Salem, NC 27101	Mailing Address: 9 Arita Circle, 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 Forsyth County, North Carolina and more particularly described as follows:

Being known and designated as Lot No. 162, as shown on the plat of PARK PLACE, as recorded in Plat Book 108, Page 584, Forsyth County Registry, reference to which plat is hereby made for a more particular description.

Property Address: 1646 Twenty Second Street, Winston-Salem, NC 27105

The property does not include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3454, Page 1507, Forsyth County Registry. A map showing the above-described property is recorded in Plat Book 108, Page 584.

Submitted electronically by "Kangur & Porter, LLP"
 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.

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.

Abrahana Noyola Gonzalez (SEAL)
Abrahana Noyola Gonzalez

Jose A Lopez P (SEAL)
Jose Alberto Lopez Penaloza

State of North Carolina, County of Forsyth

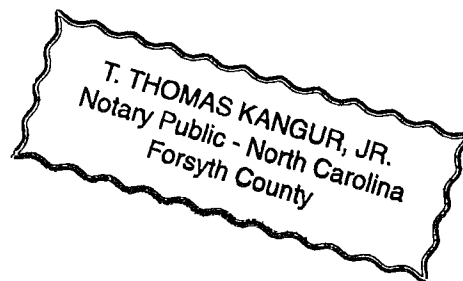
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Abrahana Noyola Gonzalez and Jose Alberto Lopez Penaloza.**

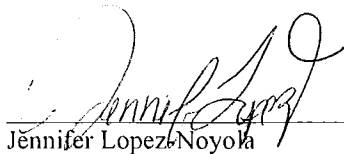
Date: 3/4/21

T. Thomas Kangur, Jr.
Notary Public

T. Thomas Kangur, Jr.
printed or typed name of notary public

My Commission Expires: 6/12/22

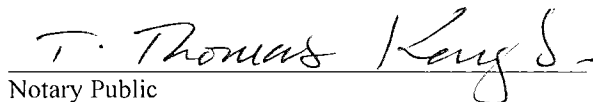


 (SEAL)
Jennifer Lopez-Noyola

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 herein and in the capacity indicated: **Jennifer Lopez-Noyola.**

Date: 3/4/21


Notary Public

T. Thomas Kangur, Jr.
printed or typed name of notary public

My Commission Expires: 6/12/22

