

2022029538 00104

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$200.00

PRESENTED & RECORDED
 06/22/2022 12:56:17 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3702
PG: 2586 - 2587

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$200.00

Parcel Identifier No. 6834-86-9858.000

Verified by _____ County on the _____ day of _____, 20__

By: _____

Mail/Box to: Grantee at: 3148 Ray T Moore Rd Yadkinville NC 27055

This instrument was prepared by Heather J. Kiger, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description: Lots 58 & 59, A. E. Holton Homeplace, PB 2, PG 9-A, Forsyth County, North Carolina

THIS DEED made this 22 day of June, 2022, by and between

GRANTOR	GRANTEE
V. LEIGH PROPERTIES, LLC A North Carolina Limited Liability Company	GABRIEL ORTIZ PINEDA, UNMARRIED
FORWARDING ADDRESS:	PROPERTY ADDRESS:
<u>2806 REYNOLDA RD. #172</u> <u>WINSTON SALEM, NC 27106</u>	<u>2047 URBAN ST</u> <u>WINSTON SALEM, NC 27107</u>
PROPERTY ADDRESS IS ____ IS NOT <u>X</u> GRANTOR'S PRIMARY RESIDENCE	

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 Nos. 58 & 59 as shown on the plat of the A. E. Holton Homeplace as recorded in Plat Book 2, at Page 9-A, Forsyth County Registry, reference to which plat is hereby made for a more particular description.

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, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2022 and subsequent years.

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

Veronica Leigh Weidl (SEAL)
V. LEIGH PROPERTIES, LLC
BY: VERONICA LEIGH WEIDL
ITS: MEMBER/MANAGER

State of NC
 County of Forsyth

I, Stephanie N McFadden, the undersigned Notary Public of County and State aforesaid, certify that VERONICA LEIGH WEIDL who is known to me and being by me duly sworn says that she is MEMBER/MANAGER of V. LEIGH PROPERTIES, LLC a North Carolina Limited Liability Company and that the foregoing instrument was voluntarily and duly executed by her for and on behalf of said Limited Liability Company . WITNESS my hand and official stamp or seal, this 22 day of June, 2022.

My commission expires: 7/4/24

Stephanie N McFadden
 Notary Public

SEAL

