

2020059872 00186

FORSYTH CO. NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 12/30/2020 01:06:50 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE
 ASST

BK: RE 3576**PG: 4420 - 4422**

Mail deed and tax bills to Grantee: **4601 Effie Lane, Walkertown, NC 27051**

Prepared by: **Raymond D. Thomas (Thomas and Bennett)**
116 S. Cherry Street, Suite C, Kernersville, NC 27284
 (No title search or closing requested or performed by Drafting Attorney)

Excise Tax: **NTC**

Brief description: Lots 12 and 13 of Property of Alan Royal et al (revised)
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GENERAL WARRANTY DEED

THIS DEED made this 29th day of December, 2020, by and between:

<p>GRANTOR:</p> <p>Noe Ruiz Balderrama and wife, Berenice Barga Ventura and Jose Noe Balderrama Vargas (unmarried)</p> <p>Grantor address: 4601 Effie Lane, Walkertown, NC 27051</p>	<p>GRANTEE:</p> <p>Noe Ruiz Balderrama (married) and Jose Noe Balderrama Vargas (unmarried)</p> <p>Grantee address: 4601 Effie Lane, Walkertown, NC 27051</p>
<p>The property conveyed does not include the primary residence of the Grantor.</p>	

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 **Lots 12 and 13** of the **Property of Alan Royal, Ricky Lee Lowery and R. Don Cain**, as set forth in **Plat Book 30 at Page 166**, Forsyth County Registry, North Carolina as well as the **Revised Property of Alan Royal, Ricky Lee Lowery and R. Don Cain**, as set forth in **Plat Book 33 at Page 105**, Forsyth County Registry, North Carolina, reference to which maps is hereby made for a more particular description thereof.

Lot 12 is the same property as described in Book 3517 at Page 3150, Forsyth County Registry and is designated as PIN # 6869-25-6810 (Lot 12, Block 5167C) on the Forsyth County tax maps with an address of 4620 Effie Lane, Walkertown, NC 27051.

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

Lot 13 is the same property as described in Book 3459 at Page 602, Forsyth County Registry and is designated as PIN # 6869-25-5800.00 (Lot 13, Block 5167C) on the Forsyth County tax maps with an address of 4610 Effie Lane, Walkertown, NC 27051

The Purpose of this deed is to vest title in the Grantees as Tenants in Common.

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 except for the following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.

Noe Ruiz Balderrama (Seal)
Noe Ruiz Balderrama

Berenice Vargas Ventura (Seal)
Berenice Vargas Ventura

Jose Noe Balderrama Vargas (Seal)
Jose Noe Balderrama Vargas

North Carolina, Forsyth County

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:

Noe Ruiz Balderrama and wife, Berenice Vargas Ventura

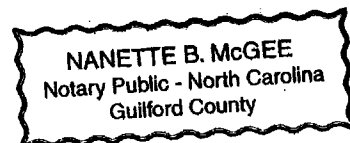
Date: December 29, 2020

Place notary seal below this line:

Nanette B. McGee
Notary Public

Print/Type Name: Nanette B. McGee

My Commission Expires: September 24, 2025




North Carolina, Forsyth County

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:

Jose Noe Balderrama Vargas (unmarried)

Date: December 29, 2020

Place notary seal below this line:



Notary Public

Print/Type Name: Nanette B. McGee

My Commission Expires: September 24, 2025

