2021068160 00238
FORSYTH CO. NC FEE $26.00
STATE OF NC REAL ESTATE EXTX
$380.00
PRESENTED & RECORDED
12/14/2021 04:29:11 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B POLLOCK
DPTY
BK: RE 3662
PG: 3612 - 3614

GENERAL WARRANTY DEED

Excise Tax: **$380.00**

Tax Parcel ID No. 6910-67-5175.000 Verified by _____ County on the ____ day of _____, 2021 By: _____

Mail/Box to: **Grantee**

This instrument was prepared by: **Thomas G. Jacobs, 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.**

Brief description for the Index:

THIS DEED, made this the **14th** day of **December** 2021, by and between

GRANTOR: **Jose Orellana and Maria P. Reyes De Orellana, a married couple**
whose mailing address is _____
(herein referred to collectively as **Grantor**) and

GRANTEE: **Hendrich Rodriguez and spouse, Maria J. Gallardo**
whose mailing address is 508 Heatherton Lane Rural Hall NC 27045
(herein referred to collectively as **Grantee**) and

[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]

W I T N E S S E T H:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

See attached Exhibit A

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 3638 Page 1450-1451, and being reflected on plat(s) recorded in Map/Plat Book _____ page/slide _____.

All or a portion of the property herein conveyed _____ includes or _____ does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

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

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

By:_____
Print/Type Name & Title:_____

Jose A. O. (SEAL)
Jose Orellana

By:_____
Print/Type Name & Title:_____

Maria P Reyes de O (SEAL)
Maria P. Reyes De Orellana

By:_____
Print/Type Name & Title:_____

_____ (SEAL)

By:_____
Print/Type Name & Title:_____

_____ (SEAL)

State of NC
County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Jose Orellana and Maria P. Reyes De Orellana [insert name(s) of principal(s)].

Date: 12-14-2021

Patricia A Tarpley
Patricia A Tarpley Notary Public
Notary's Printed or Typed Name

My Commission Expires:
10/12/2026

(Official/Notarial Seal)

PATRICIA A. TARPLEY
Notary Public, North Carolina
Forsyth County
My Commission Expires
October 12, 2026

State of _____
County of _____

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

_____ [insert name(s) of principal(s)].

Date: _____

_____
_____ Notary Public
Notary's Printed or Typed Name

My Commission Expires:
_____

(Official/Notarial Seal)

Exhibit A

BEING ALL OF LOT 51, WOODBRIAR SUBDIVISION, SECTION 1, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 27, PAGE 152, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA.