



2019000398 00127

FORSYTH CO, NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
 \$38.00

PRESENTED & RECORDED  
 01-04-2019 02:43:31 PM  
 LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY: SYLVIA TILLEY  
 DPT  
 BK: RE 3441  
 PG: 955-956

Excise Tax: 384Parcel ID: 6836-65-5661.000

## NORTH CAROLINA GENERAL WARRANTY DEED

Mail after recording to Mario Gomez Ortiz 4039 Reich Street. Winston-Salem NC 27105This instrument prepared by David RiceBrief description for the index Blk #324 Lot#016 1139 E 25th Street. Winston-Salem NC 27105THIS DEED made this the Jan day of 4th, in the year 2019, by and between

Grantor	Grantee
Isaiah R Baskins	Mario Gomez Ortiz and wife, Norma Elizabett Castro 4039 Reich 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, that certain lot or parcel of land situated in Winston-Salem Township, Forsyth County, North Carolina, and more particularly described as follows:

This property is commonly known as 1139 East 25th Street Winston-Salem, NC 27105 and is more particularly described as follows:

Lying and Being in the City of Winston-Salem, Forsyth County, North Carolina, and being at the stake, thw Northwest corner of 25th Street and Cleveland Avenue, North 2 degrees 50 minutes East 81 feet to a stake; thence North 88 degrees 25 minutes West 66.8 feet to a stake; thence South 2 degrees 59 minutes West 81.4 feet to a stake on the North side of 25th Street; thence with the North side of East 25th Street, South 88 degrees 15 minutes East 68.8 feet to a stake, the point of beginning; being known and designated as lot 16 on the map of P.H. Hanes Jr. property recorded in Plat Book 3 Page 64a, office of the Register of Deeds of Forsyth County, North Carolina, Book 834, Page 541.

Grantor acquired the property hereinabove described by instrument recorded in Deed Book 3437 at page 4009. A map showing the above-described property is recorded in Map Book 3437 at page 4009.

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 exceptions stated. Title to the property hereinabove described is subject to the following exceptions:

**ANY AND ALL OF PUBLIC RECORD**

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

\_\_\_\_\_  
(Corporate Name) \_\_\_\_\_ (Seal)

BY: \_\_\_\_\_ (Seal)

Authorized agent \_\_\_\_\_ (Seal)

\_\_\_\_\_ (Seal)

\_\_\_\_\_ (Seal)

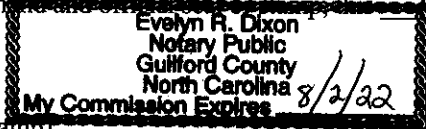
\_\_\_\_\_ (Seal)

X Isaiah R. Baskins \_\_\_\_\_ (Seal)

STATE OF NORTH CAROLINA  
COUNTY OF Forsyth

I, a Notary Public, of said State and County aforesaid, do hereby certify that Isaiah R. Baskins grantor(s), personally appeared before me this day, and (i) I have personal knowledge of the identity of the grantor(s) or (ii) I have seen satisfactory evidence of the grantor(s) identity, by current state or federal identification with the grantor(s) photograph in the form of a DRIVER LIC. NC. ID or (iii) a credible witness has sworn to the identity of the grantor(s) each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and official seal or stamp, this 4th day of January, in the year 2019.



(seal or stamp)

Evelyn R. Dixon  
Notary Public Official Signature  
Evelyn R. Dixon  
Notary Printed or Typed Name

My commission expires: 8-2-2022

STATE OF NORTH CAROLINA  
COUNTY OF \_\_\_\_\_

I, a Notary Public, in and for the State and County aforesaid, do hereby certify that \_\_\_\_\_ personally appeared before me and being duly sworn says that he or she is a duly authorized agent of said above named corporation and as such has the authority to act in and for said corporation. I, (i) have personal knowledge of the identify of the above named authorized agent, or (ii) I have seen satisfactory evidence of the authorized agent's identity, by current state or federal identification with the authorized agent's photograph in the form of a \_\_\_\_\_ or (iii) a credible witness has sworn to before me the identity of the authorized agent, and that he or she signed the foregoing or annexed instrument on behalf of said corporation in the capacity so herein stated and acknowledge the said writing to be the act and deed of said corporation herein stated.

Witness my hand and official seal or stamp, this \_\_\_\_\_ day of \_\_\_\_\_, in the year \_\_\_\_\_.

\_\_\_\_\_  
Notary Public Official Signature

(seal or stamp)

\_\_\_\_\_  
Notary Printed or Typed Name

My commission expires: \_\_\_\_\_