

2020008789 00030

FORSYTH CO. NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 03/03/2020 10:07:35 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA M THOMPSON
 DPTY

BK: RE 3511**PG: 569 - 570**

Do not write above this line

Excise Tax: NTC	Tax Block 324, Lot 016	Parcel ID: 6836-65-5661.000
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Mail after recording to: Grantee

This instrument was prepared by: Stafford R. Peebles, Jr., PC

Brief description for the index:

Blk 324, Lot 016 1139 E 25th Street, Winston Salem NC 27105

NORTH CAROLINA GENERAL WARRANTY DEED NO TITLE SEARCH REQUESTED OR PERFORMED

THIS DEED made this the 2nd day of March, 2020, by and between

GRANTOR	GRANTEE
Elizabeth Valentin Rojas (a/k/a Elizabeth Rojas Valentin) Address: 1139 East 25th Street Winston Salem, NC 27105	ELIZABETH ROJAS - VALENTIN Address: 5186 High Point Road Trailer 31 High Point, NC 27265

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:

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, the 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.

THE PURPOSE OF THIS DEED IS TO CORRECT THE SPELLING OF THE GRANTOR'S LAST NAME IN DEED PREVIOUSLY RECORDED IN DEED BOOK 3483, PAGE 3038.

submitted electronically by "Stafford R. Peebles, Jr."
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

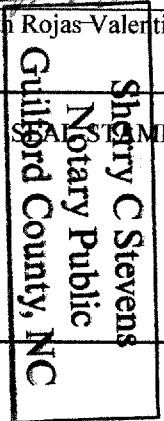
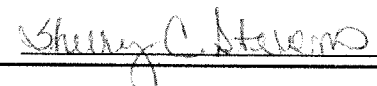
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: **Ad valorem taxes hereafter becoming due and payable; and restrictive covenants, easements and rights of way of record, if any.**

IN WITNESS WHEREOF, each individual Grantor has hereunto set his hand and adopted as his seal the word "SEAL" appearing beside or near his signature, this sealed instrument being executed and delivered on the date first above written.


Elizabeth Rojas-Valentin

(SEAL)

	<p>NORTH CAROLINA - FORSYTH COUNTY</p> <p>I, <u>SHERRY G STEVENS</u>, a Notary Public of <u>GUILFORD</u> County, North Carolina, certify that Elizabeth Rojas-Valentin personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>2nd</u> day of <u>MARCH</u>, 2020.</p> <p>My Commission Expires: <u>10/27/2022</u>  Notary Public</p>
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