

**2020018110 00056**

FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX  
**\$18.00**  
PRESENTED & RECORDED  
05/06/2020 11:02:15 AM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: ANGELA M THOMPSON  
DPTY

**BK: RE 3523**  
**PG: 333 - 335**

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

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

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Excise Tax: <b>\$18.00</b>	Recording Time, Book and Page
Tax Map No.	Parcel Identifier No. <b>6844-17-3543</b>

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Property Address: **1725 PEACHTREE ST., WINSTON-SALEM, NC 27107.**

Mail after recording to: Grantee at property address.

This instrument was prepared by: CLINT CALAWAY, 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.

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THIS DEED made this 6 day of May, 2020 by and between

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**GRANTOR**

JENNIFER COLON-SIERRA, UNMARRIED

1344 CLAXTON RIDGE DR.  
KERNERSVILLE, NC 27284

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**GRANTEE**

MAXIMILLIANO ROCHA MARTINEZ, UNMARRIED

PROPERTY ADDRESS: 1725 PEACHTREE ST., WINSTON-SALEM, NC 27107  
MAILING ADDRESS: 2404 FOSTERDALE LANE, WINSTON SALEM, NC 27107

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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 and more particularly described as follows:

**SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.**

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3476, Pages 4451-4453, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 2, Page 89 and referenced within this instrument.

The above described property does <sup>not</sup> include the primary residence of the Grantor.

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, save and except easements, restrictions, and rights of way as appear of record, and 2020 city-county ad valorem taxes, prorated between parties as of the date of delivery of this deed.

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

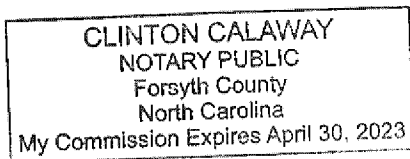
IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal the day and year first above written.


 (SEAL)  
JENNIFER COLON-SIERRA

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 signed the foregoing document: JENNIFER COLON-SIERRA

Witness my hand and official stamp or seal, this the 6 day of May, 2020.



  
Notary Public  
Print Notary Name: Clinton Calaway  
My Commission Expires: 4/30/23

## Exhibit "A"

TRACT I. BEGINNING at an iron stake on the East side of Peachtree Street said stake being distant Southwardly 300 feet from the southeast intersection of Bellevue Wood Street and Peachtree Street; thence South 8 deg. West 50 feet to a stake; thence South 82 deg. East 140 feet to a stake; thence North 8 deg. West 50 feet to a stake; thence North 82 deg. West 140 feet to a stake in the east side of Peachtree Street, the place of BEGINNING, known as Lot No. 66 on the Map of Longview Development Property recorded in Plat Book 2, page 87, in Forsyth County Registry.

TRACT II. BEGINNING at an iron stake in North Peachtree Street, 25 feet North from the northwest corner of Lot No. 64; running thence North with said Street, 25 feet to the Southwest corner of Lot 66; thence East 140 feet with the Southern boundary line of Lot No. 66 to an iron stake, the corner of Lot Nos. 89 and 90; thence South 25 feet along the west line of Lot 89 to an iron stake 25 feet North of the Northeast corner of Lot No. 64; thence West 140 feet to the place of BEGINNING, being the northern half of Lot No. 65 as shown on Map of "LONGVIEW DEVELOPMENT" recorded in Plat Book 2, page 89, in the Forsyth County Registry.

Address: 1725 Peachtree Street, Winston-Salem, NC