

2020028902 00227FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX**\$153.00**

PRESENTED & RECORDED

07/10/2020 04:18:17 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3536**PG: 3640 - 3642****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$153.00

Parcel Identifier No. 6847-13-5946 Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail/Box to: GRANTEEThis instrument was prepared by: Capital City Law, 116 N. Person Street, Raleigh, NC 27601Brief description for the Index: Lot 6 & Pt. of Lot 7THIS DEED made this 10 day of July, 2020, by and between

GRANTOR

GRANTEE

**Juan Marcos Medina-De Blaz and Maricruz Medina,
husband and wife**111 Shenandoah Drive
Winston Salem, NC 27103**Antlyonne Trejo, an unmarried person**4113 Rosa 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, all that certain lot, parcel of land or condominium unit situated in the City of Winston Salem, Winston-Salem Township, Forsyth County, North Carolina and more particularly described as follows:

See Attached Exhibit A.The property hereinabove described was acquired by Grantor by instrument recorded in Book 3439 page 109. All or a portion of the property herein conveyed _____ includes or does not include the primary residence of a Grantor. A map showing the above described property is recorded in Plat Book 3 page 52.

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, other than the following exceptions: easements, covenants, and restrictions of record.

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

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

[Signature] (SEAL)
Print/Type Name: Juan Marcos Medina-De Blaz

[Signature] (SEAL)
Print/Type Name: Maricruz Medina

State of NORTH CAROLINA - County of GUILFORD

I, the undersigned Notary Public of the County and State set forth on my seal, certify that Juan Marcos Medina-De Blaz and Maricruz Medina personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 10 day of July, 2020.

My Commission Expires: 2/4/2023

[Signature]
Notary Public

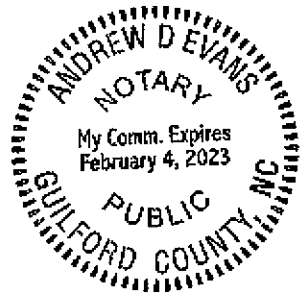


EXHIBIT A
(Legal Description)

Lying in the City of Winston Salem, Township, Forsyth County, North Carolina, and being more particularly described as follows:

BEING known and designed at Lot No. 6 on the map of Whitfield Property and known as Whitfield Subdivision #1, and recorded in Plat Book 3, Page 52, to which reference is hereby had for a more particular description.

BEGINNING at an iron stake in the northwest corner of Lot 7 of the Whitfield Property Subdivision 1; thence 87 deg 32 east 150 feet to an iron stake; thence south 30 feet to an iron stake; thence north 87 deg 32 west 150 feet to an iron stake; thence north 30 feet to an iron stake and the point of beginning. Said tract being a parcel of Lot 7 of the Whitfield Property Subdivision 1 as more particularly described in Plat Book 3, Page 52 in the Office of the Register of Deeds of Forsyth County.

Which has the following street address: 4113 Rosa Street, Winston Salem, NC 27105

Tax Id # 6847-13-5946