



2020031686 00216  
FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:  
07-27-2020 12:49:46 PM

LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: TIMOTHY R WILLIAMS  
ASST

BK: RE 3540  
PG: 1699-1700

Original to:

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: None

Parcel Identifier No.: 6836-96-8475.00

Mail/Box to: Box 137

This instrument was prepared by: Attorney Eric S. Ellison, 112 N. Marshall St., Winston-Salem, NC 27101

Brief description for the Index: Lot No. 180, Alexander Heights, Section 2

THIS DEED made this 23<sup>rd</sup> day of July, 2020 by and between

GRANTOR

Cenia Odeth Leon and spouse,  
Bernardo Leon

Mailing Address:

365 Wade Drive  
China Grove, NC 28023

This is not the grantor's primary residence.

GRANTEE

Nidia Martinez

Mailing/Property Address:

2609 Ansonia Street  
Winston-Salem, NC 27105

No title search has been performed nor requested to be performed.

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 the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

Lying and being in the City of Winston Salem, Forsyth County, North Carolina, and being known and designated as Lot No. 180, as shown on map of Alexander Heights, Section 2, as recorded in Plat Book 1, Page 36, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is

hereby made for a more particular description of said property.

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.

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

*[Signature]* (SEAL)  
Cenia Odeth Leon

*[Signature]* (SEAL)  
Bernardo Leon

State of North Carolina )  
  )  
County of Forsyth        )

I, the undersigned, a Notary Public in and of said County and State aforesaid, do hereby certify that **Cenia Odeth Leon and Bernardo Leon** personally appeared before me and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 23<sup>rd</sup> day of July, 2020.

My Commission Expires: 8.8.23

Notary Public: Sandra A. Muñoz Santamaría

Sandra A. Muñoz Santamaría  
NOTARY PUBLIC  
Yadkin County  
North Carolina  
My Commission Expires 8.8.23