



2021006807 00157

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$28.00

PRESENTED & RECORDED
 02-10-2021 04:18:00 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPT

BK: RE 3586

PG: 248-249

TAX ID NUMBER: 6836-85-3426.000

PREPARED BY: David A. Wallace

Mail Future Tax Bills To: Grantee at 2320 Cline Street, Winston-Salem, NC 27107

Excise Tax \$28.00

Envelope

NORTH CAROLINA)

FORSYTH COUNTY)

GENERAL WARRANTY DEED

This conveyance does not include the conveyance of the Grantor's primary residence

THIS DEED made this 10 day of February, 2021 by Mid-Huf Ventures, Inc. (hereinafter referred to as "Grantor") to Sergio Amauri Castro and wife, Maria de la Paz Cruz Umana (hereinafter referred to as "Grantee").

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.

That the Grantor, for 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 in Forsyth County, North Carolina described as follows:

BEING KNOWN AND DESIGNATED as Lot 42 as shown on the Map of ALEXANDER HEIGHTS as recorded in Plat Book 1 at Page 36 in the Office of the Register of Deeds Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 1608 East 25th Street, Winston-Salem, NC 27105

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 herein above described is subject to the following exceptions: Easements and restrictions of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal as of the day and year stated below.

Bobby Lee Middleton SEAL
Mid-Huf Ventures, Inc
By Bobby Lee Middleton, President

STATE OF NORTH CAROLINA - County of Forsyth

I, David A. Wallace, a Notary Public of Forsyth County, North Carolina certify that **Bobby Lee Middleton** personally appeared before me this day and acknowledged the execution of the foregoing instrument in the capacity indicated. Witness my hand and official stamp or seal, this 16 day of February, 2021.

David A. Wallace
David A. Wallace, Notary Public

My Commission Expires: 11/29/2024

Seal

