

2021010822 00081FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$184.00**

PRESENTED & RECORDED

03/04/2021 11:15:28 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA BOOE

DPTY

BK: RE 3591**PG: 1939 - 1940****NORTH CAROLINA GENERAL WARRANTY DEED****Excise Tax: \$184.00**

Tax PIN: 6844-14-9288.000

Mail/Box to: Grantee: 1614 Ashmeade Lane, Clemmons, NC 27012

This instrument was prepared by: T. Dan Womble, Attorney at Law

Brief description for the index: Lot 34 Carlton Bluff, PB 8, pg 89 (2), Forsyth County Register of Deeds

THIS DEED made this 4th day of March, 2021 by and between

GRANTOR	GRANTEE
<p style="text-align: center;">Juan Ortiz Cruz and wife, Elizabeht Cruz Morga 2701 Reid Street Winston-Salem, NC 27107</p>	<p style="text-align: center;">Fausto Cabrera and wife, Zulerka Cruz 1614 Ashmeade Lane Clemmons, NC 27012</p>

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 parcels of land situated in Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot No. 34 as shown on the map of Carlton Bluff recorded in Plat Book 8, at Page 89 (2) in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which plat is hereby made for a more particular description.

Property address: 2651 Dudley Street, Winston-Salem, NC 27107

All or a portion of the property herein conveyed _____ includes or x does not include the primary residence of a 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.

Submitted electronically by "T Dan Womble Attorney"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 and restrictions of record, if any; violated zoning ordinances, if any. 2021 taxes are to be pro-rated.

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

Juan Ortiz Cruz (SEAL)
Juan Ortiz Cruz

Elizabeht Cruz Morga (SEAL)
Elizabeht Cruz Morga

State of NC - County of Forsyth

I, Angela W. Campbell the undersigned Notary Public of the County of Forsyth and State aforesaid, certify that Juan Ortiz Cruz and wife, Elizabeht Cruz Morga 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 4 day of March, 2021.

My Commission Expires: _____
(Affix Seal)

Angela W. Campbell Notary Public
Notary's Printed or Typed Name

