

**2021018598 00280**

FORSYTH CO. NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$164.00**

PRESENTED & RECORDED  
 04/12/2021 03:44:16 PM

LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY: OLIVIA DOYLE  
 ASST

**BK: RE 3601****PG: 1223 - 1225**

## NORTH CAROLINA GENERAL WARRANTY DEED

**Excise Tax: \$164.00****Parcel Identifier No.: 6844-26-8953.000**Brief description for index: **Lot 9A, in Block 1806, C.F. Nisson**Mail deed/taxes after recording to **Grantee: 1433 Verdun Street, Winston Salem, NC 27107**This instrument was prepared by: **Patti D. Dobbins, Attorney at Law (No Title Search was requested or performed)**THIS DEED made this 12<sup>th</sup> day of April, 2021 by and between**GRANTOR:**

**KENY GUERRERO-GARCIA** (unmarried) and  
**CINTHYA PRIETO-MACIAS** (unmarried)

Address: 3932 Lexwin Avenue,  
 Winston Salem, NC 27107

**GRANTEE:****CREO LOTTS** (a married man)

Property Address: 1433 Verdun Street  
 Winston Salem, NC 27107

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 **FORSYTH** County, North Carolina and more particularly described as follows:

**See Exhibit "A" attached hereto and incorporated herein by reference.**

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in **Book 3289, Page 1361, Forsyth County Registry.**

"This instrument prepared by: PATTI D. DOBBINS, 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."

Submitted electronically by "The Law Offices of Randall L. Perry, PLLC"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

A map showing the above described property is recorded in Plat Book 3, Page 11, and referenced within this instrument.

Does the above described property include the primary residence? ☐ YES ☒ NO

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.

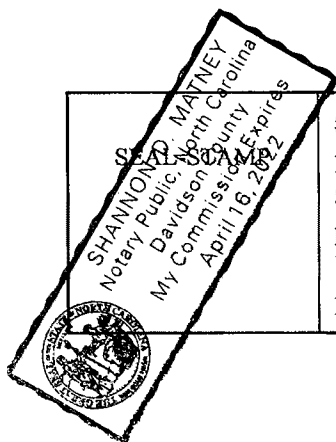
Title to the property hereinabove described is subject to the following exceptions:

**Easements, restrictions, rights of way and declarations of record, if any.**

**Ad valorem taxes hereafter becoming due and payable.**

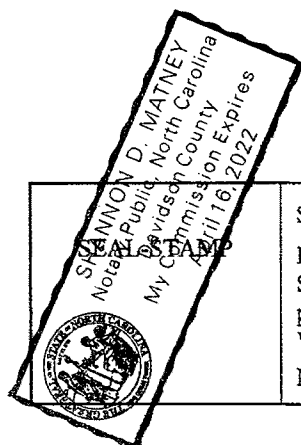
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors, the day and year first above written.

By: Keny Guerrero Garcia (SEAL)  
KENY GUERRERO-GARCIA



STATE OF North Carolina COUNTY OF Forsyth  
I, Shannon D. Matney, a Notary Public of Davidson County of the State of North Carolina, do hereby certify that **KENY GUERRERO-GARCIA**, personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this 12<sup>th</sup> day of April, 2021.  
My Commission Expires: 4/16/2022 Shannon D. Matney Notary Public

By: Cinthya Prieto-Macias (SEAL)  
CINTHYA PRIETO-MACIAS



STATE OF North Carolina COUNTY OF Forsyth  
I, Shannon D. Matney, a Notary Public of Davidson County of the State of North Carolina, do hereby certify that **CINTHYA PRIETO-MACIAS**, personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this 12<sup>th</sup> day of April, 2021.  
My Commission Expires: 4/16/2022 Shannon D. Matney Notary Public

## EXHIBIT A

**BEING KNOWN AND DESIGNATED as Lot No. 9A of Block D of the C.F. Nisson Property, as shown on the Map recorded in Plat Book 3, Page 11, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.**

**Being also known as Lot No. 9A in Block 1806, Winston Township, on the Forsyth County Tax Map.**

**Property Address:** 1433 Verdun Street  
Winston-Salem, NC 27107