

2021032226 00272

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$5.00

PRESENTED & RECORDED
06/16/2021 04:15:50 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE
DPTY

BK: RE 3618
PG: 1673 - 1675

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **\$5.00**

Parcel Identifier No.: 6834-95-3547.000

Mail/Box to: **The Ellison Law Firm, 112 North Marshall Street, Winston-Salem, NC 27101**

This instrument was prepared by: **Attorney Eric S. Ellison**

Brief description for the Index:

THIS DEED made 25 day of May 2021 by and between

GRANTOR	GRANTEE
<p>Ronald C. Herb and wife Lydia Herb Claudia Martin (f/k/a Claudia Herb) and spouse Ron Martin</p>	<p>Daysi de Jesus Torres and spouse Eutiquio Marin Polanco</p>
<p><u>Mailing Address:</u> 8990 Long Shadow Trace Lewisville, NC 27023</p>	<p><u>Mailing Address:</u> 2849 Sprague Street Winston-Salem, NC 27107</p>
<p>SUBJECT PROPERTY IS NOT THE GRANTOR'S PRIMARY RESIDENCE</p>	<p><u>Property Address:</u> 0 E. Devonshire Street Winston-Salem, NC 27107</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 parcel of land situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

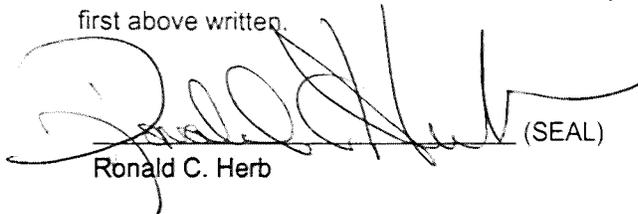
Beginning at an iron stake in the north right of way line of Devonshire Street, said iron stake being

located North 82° 0' West 49.62 feet from an iron stake at the intersection of the north right of way line of Devonshire Street in the west right of way line of Burgandy Street; from said beginning point thus established, thence, running with said north right of way line North 82° 0' West 50 feet to an iron stake thence, running North 8° 11' East 150.25 feet to an iron stake in the south line of a 520' alley; thence, running with said alley South 81° 45' East 50 feet to an iron stake, a corner of Tax Lot 109 on the Forsyth County Tax Maps; thence, running South 08° 11' West 150.04 feet to an iron stake, the point and place of beginning. The same being known and designated as Lot 110, Block 742 on the Forsyth County Tax Maps, as presently constituted. For further reference see Deed Book 158 at page 269 of the Forsyth County Registry.

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.

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

 (SEAL)  (SEAL)
Ronald C. Herb Lydia Herb

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 Ronald C. Herb and Lydia Herb personally appeared before me and acknowledged the execution of the foregoing instrument for the purpose stated therein and in the capacity indicated.

Witness my hand and Notarial stamp or seal this 25 day of May, 2021.



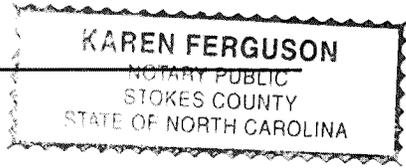
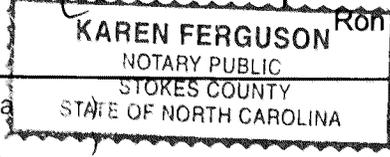
My Commission Expires: 7-12-24

Notary Public: Deborah A. Conrad

Claudia Martin (SEAL) Ronald Martin (SEAL)

Claudia Martin

Ron Martin



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 **Claudia Martin** personally appeared before me and acknowledged the execution of the foregoing instrument for the purpose stated therein and in the capacity indicated.

Witness my hand and Notarial stamp or seal this 24 day of May, 2021.

My Commission Expires: May 28, 2023

Notary Public: Karen Ferguson

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 **Ron Martin** personally appeared before me and acknowledged the execution of the foregoing instrument for the purpose stated therein and in the capacity indicated.

Witness my hand and Notarial stamp or seal this 24 day of May, 2021.

My Commission Expires: 5-28-2023

Notary Public: Karen Ferguson