

**2021034560 00084**FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$534.00**PRESENTED & RECORDED  
06/29/2021 11:51:14 AMLYNNE JOHNSON  
REGISTER OF DEEDS  
BY: CHELSEA B POLLOCK  
DPTY**BK: RE 3621****PG: 1602 - 1603****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$534.00

Parcel Identifier No.: 6803-37-6145 (Block 4021, Lot 040)

Return after recording to: Kangur &amp; Porter, LLP, 2150 Country Club Road, Suite 160, Winston-Salem, NC 27104

Mail tax bills to Grantee: 2820 Caraway Lane, Winston-Salem, NC 27103

This instrument was prepared by: T. Thomas Kangur, Jr., 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.

Brief description for the Index: Lot 40, Little Creek Park

THIS DEED made this 28th day of June, 2021, by and between,

GRANTOR	GRANTEE
<p data-bbox="240 1094 708 1163"><b>DENNIS L. CASTELLINI, II and wife, CAROL L. CASTELLINI</b></p> <p data-bbox="212 1190 735 1251">Mailing Address: 301 Tree Line Drive, Winston-Salem, NC 27107</p>	<p data-bbox="889 1094 1458 1203"><b>NICOLE GARCIA (unmarried) and, RYAN PARADISO (unmarried) as joint tenants with right of survivorship</b></p> <p data-bbox="912 1230 1430 1287">Mailing Address: 2820 Caraway Lane, Winston-Salem, NC 27103</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 Forsyth County, North Carolina and more particularly described as follows:

**Being known and designated** as Lot 40, as shown on the map of LITTLE CREEK PARK, which is recorded in Plat Book 22, Page 15, 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.

Property Address: 2820 Caraway Lane, Winston-Salem, NC 27103

**The property does not include the primary residence of the Grantor.**


The property hereinabove described was acquired by Grantor by instruments recorded in Book 3532, Page 4214, Forsyth County Registry. A map showing the above-described property is recorded in Plat Book 22, Page 15.


submitted electronically by "Kangur & Porter, LLP"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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, other than the following exceptions: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

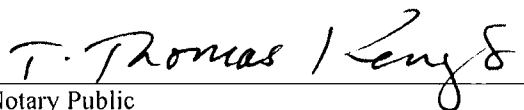
 (SEAL)  
Dennis L. Castellini, II

 (SEAL)  
Carol L. Castellini

State of North Carolina, County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Dennis L. Castellini, II and Carol L. Castellini.**

Date: 6/28/21

  
Notary Public

T. Thomas Kangur, Jr.  
printed or typed name of notary public

My Commission Expires: 4/12/22

