

2021040908 00046

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$280.00

PRESENTED & RECORDED
07/30/2021 09:20:25 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE
DPTY

BK: RE 3629
PG: 1926 - 1928

NORTH CAROLINA
GENERAL WARRANTY DEED

Excise Tax: \$280.00

Tax Parcel ID No. 6836-27-2741.000 Verified by: _____ County

on the ____ day of _____, 20____ By: _____

Mail/Box to MARQUITA D. MOORE – 2937 NW GREENWAY AVE., WINSTON-SALEM, NC 27105-4339

This instrument was prepared by: T. MICHAEL LASSITER, JR., LASSITER & LASSITER, PA

Brief description for the Index: 2937 NW GREENWAY AVE., WINSTON-SALEM, NC 27105-4339

THIS DEED, made this 25TH day of JULY, 2021, by and between

GRANTOR: PASTOCINI PATRICIO VALENTIN AND WIFE, CARMELA ESPINOZA CISNEROS
whose mailing address is 1109 LEONA ST., WINSTON-SALEM, NC 27105
(herein referred to collectively as **Grantor**) and

GRANTEE: MARQUITA D. MOORE, UNMARRIED
whose mailing address is 2937 NW GREENWAY AVE., WINSTON-SALEM, NC 27105-4339
(herein referred to collectively as **Grantee**)

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of **FORSYTH**, State of North Carolina, more particularly described as follows:

LYING AND BEING LOCATED IN FORSYTH COUNTY, WINSTON-SALEM, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 3476, Page 1626, and being reflected on plat(s) recorded in Map/Plat Book 8, PAGE 109

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

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

This conveyance is made subject to the following Exceptions and Reservations:

- 1. ANY AND ALL EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD.
- 2. ANY AND ALL ZONING AND PLANNING ORDINANCES.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

Pastor (SEAL)
 PASTOCINI PATRICIO VALENTIN

Carmela Espinoza Cisneros (SEAL)
 CARMELA ESPINOZA CISNEROS

State of NORTH CAROLINA
 County of IREDELL

SEAL

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:
 PASTOCINI PATRICIO VALENTIN and wife, CARMELA ESPINOZA CISNEROS

Date: 7/30/2021

Leslie A. Tucker
 LESLIE A. TUCKER

Notary's Printed or Typed Name

My Commission Expires: 8/8/2025

LESLIE A. TUCKER
 Notary Public
 North Carolina
 Iredell County

EXHIBIT "A"
MARQUITA D. MOORE, UNMARRIED
2937 NW GREENWAY AVE
WINSTON-SALEM, NC 27105-4339
PIN: 6836-27-2741.000

LOTS NO. 171 AND 172, LOCATED ON THE EAST SIDE OF GREENWAY AVENUE, BETWEEN 29TH AND 30TH STREET AS SHOWN ON THE MAP ENTITLED BON AIR, GREENWAY PLACE, MADE BY J.E. ELLERBE, CE AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA IN PLAT BOOK 8, PAGE 109, REFERENCE TO WHICH IS HEREBY MADE.