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FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:  
10-13-2021 11:41:14 AM

LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: ANGELA BOOE, DPTY

BK: RE 3647  
PG: 2967-2968

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax:

Parcel Identifier Number: 6837-97-2572.00 Tax ID or Block & Lot: BLOCK 2328 LOT 101

Mail/Box to: Grantee at

This instrument was prepared by: The Elam Law Firm, PLLC, 351 N. Peace Haven, Winston Salem, NC 27104

Brief description for the Index: Lots 101-105 of Opportunity

THIS DEED made this September 9, 2021 by and between

GRANTOR

Vicente Orellana, unmarried

Grantor Address:

\_\_\_\_\_

\_\_\_\_\_

GRANTEE

Marvin Josue Flores Aguilar and  
Jose Federico Flores Aguilar

Buyer Address:

\_\_\_\_\_

\_\_\_\_\_

Property Address:  
1294 Opportunity Road  
Winston-Salem, North Carolina 27105

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 or near the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

County Tax ID: **BLOCK 2328 LOT 101 / 6837-97-2572.00**

Lying and being in Winston Township, Forsyth County, North Carolina and being known and designated as Lots 101, 102, 103, 104, and 105, as shown on the map of Opportunity, as recorded in Plat Book 12, at Page 31, 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 of said property.

Original to: Vicente Orellana

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3624, Page 965.

A map showing the above described property is recorded in Plat Book 12, Page 31.

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 has doing nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against all the lawful claims of all persons claiming by, through, or under Grantor, other than the following exceptions:

\_\_\_ / \_\_\_ THIS PROPERTY  DOES  DOES NOT INCLUDE THE PRIMARY RESIDENCE OF A GRANTOR.

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 officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

[Signature] (SEAL)  
Vicente Orellana

STATE OF NORTH CAROLINA, COUNTY OF ~~Forsyth~~ Stokes

I, the undersigned Notary Public of the aforesaid State and County, do hereby certify that Vicente Orellana personally appeared before me this date and acknowledged the execution of the foregoing instrument for the purposes therein expressed. Witness my hand and notarial seal this the 13 day of October, 2021.

My Commission Expires: 2/11/26

[Signature]  
Notary Public

