

2021058038 00255

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$10.00

PRESENTED & RECORDED
10/22/2021 04:25:31 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA M THOMPSON
DPTY

BK: RE 3650
PG: 754 - 756

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$10.00

Parcel Identifier Number: 6849132044

Property Address: 3011 Mountain Brook Trail, Winston-Salem, NC 27105

This instrument was prepared by: Jerry Rutledge, a licensed North Carolina attorney, no title search performed by drafting attorney

Mail tax bills to Grantee: Tony Alexander Castillo Bardales, 6625 Baker Street, Rural Hall, NC 27045

Brief description for the Index: lot, Salem Chapel Township

THIS DEED made this 11th day of October, 2021, by and between

GRANTOR	GRANTEE
<p>RICHARD GRAY LINVILLE (Unmarried) 405 Carpenter Avenue Winston-Salem, NC 27107</p>	<p>TONY ALEXANDER CASTILLO BARDALES and wife, MARTHA PATRICIA BENITES SANCHEZ 6625 Baker Street Rural Hall, NC 27045</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.

Submitted electronically by "Rutledge & Rutledge"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

WITNESSETH, that the Grantors, for a valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, have and by these presents doth grant, bargain, sell and convey unto the Grantees in fee simple, as set out above, all that certain lot or parcel of land situated in Salem Chapel Township, Forsyth County, North Carolina and more particularly described as follows:

BEGINNING at an iron stake, the Northeast intersection of Baux Mountain Road and Mountain Brook Trail, thence from said point of beginning and with the Northern right of way line of Mountain Brook Trail, S 87 deg. 00' E 244.47 feet to an iron stake, the Southwest corner of lot 1 as shown on the plat of section one of Laurel Springs recorded in Plat Book 23, Page 33, in the Office of the Register of Deeds of Forsyth County, North Carolina; thence with the West line of Lot 1, N 06 deg. E 54.85 feet, thence N 87 deg. W 234 feet, more or less to the Eastern right of way line of Baux Mountain Road; thence with the Eastern right of way line of Baux Mountain Road, S 16 deg. 47' W 54.86 feet to the point and place of BEGINNING. Being known as Tax Lot 101, Block 5175 as shown on the Forsyth County Tax Map.

For back deed reference see instrument recorded in Book 3549, Page 1319, Forsyth County Registry.

This transaction includes the single wide manufactured home located on the lot.

As attested by their signature(s) hereto, the Grantor(s) certify that the property conveyed hereby does not include the primary residence of the Grantors.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple as set out above.

And the Grantors covenant with the Grantees, that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors 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.

SIGNATURE OF GRANTOR ON FOLLOWING PAGE

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

Richard Gray Linville (SEAL)
Richard Gray Linville

State of North Carolina

County of Stokes

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:

Richard Gray Linville

Date: October 22, 2021

Shelby Y. Joyce
Signature of Notary Public

My Commission Expires: 3-1-2023
(affix notary seal below)

Shelby Y. Joyce
printed or typed name of notary public

