



2021060987 00288

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$240.00

PRESENTED & RECORDED:
 11-05-2021 04:56:48 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B POLLOCK, DPTY

BK: RE 3653
PG: 3884-3885

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: \$240.00

Parcel Identifier No: 6827-67-9495.000

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

This instrument was prepared by: Attorney Eric S. Ellison

Brief description for the Index: Lots No. 13, 14, and 15, Marvin Heights

THIS DEED made 6 day of November, 2021 by and between

GRANTOR

Ramon de Jesus Guzman a/k/a
 Guzman Ramon de Jesus,
 A single person

Mailing Address:

9940 Forest Lane, #8206
 Dallas, TX 75243

GRANTEE

Laura Avila-Arango
 Laura Liliana Arango-Gracida and
 Cornelio Avila-Reyes
 (as Joint Tenants with Rights of Survivorship)

Mailing/ Property Address:

204 Marvin Boulevard
 Winston-Salem, NC 27127

SUBJECT PROPERTY IS NOT
 THE GRANTOR'S PRIMARY RESIDENCE

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:

Original to: Karin Angel

BEING KNOWN AND DESIGNATED as Lots 13, 14, and 15 on the map of Marvin Heights as surveyed and platted by J.A. Walker, Eng., May 1923, and recorded in Plat Book 3 at Page 42A in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

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.

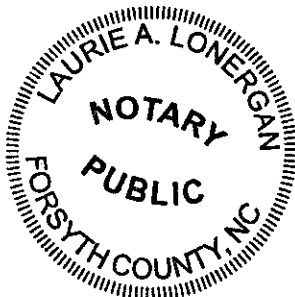
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Ramon De Jesus Guzman (SEAL)
Ramon De Jesus Guzman

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 Ramon De Jesus Guzman 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 5th day of November, 2021.



My Commission Expires: 3-23-2023

Notary Public: Laurie A. Loneragan