

2021069245 00150FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$50.00

PRESENTED & RECORDED

12/20/2021 02:15:42 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA BOOE

DPTY

BK: RE 3664**PG: 856 - 858****NORTH CAROLINA
GENERAL WARRANTY DEED****Excise Tax: \$50.00****Parcel Identifier No.: 6836-65-5661.000**Brief description for index: **Lt.16, P.H. Hanes**Mail deed/taxes after recording to Grantee: **1139 NE 25th Street, Winston Salem, NC 27105**This instrument was prepared by: **Patti D. Dobbins, Attorney at Law**THIS DEED made this 20th day of December, 2021 by and between

GRANTOR: ELIZABETH ROJAS -VALENTIN (unmarried) Address: 2629 Speas Road Winston Salem, NC 27106	GRANTEE: ANTONIA PEREZ BUSTOS (unmarried) Address: 1139 NE 25 th Street Winston Salem, NC 27105
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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:

See Exhibit "A" attached hereto and incorporated herein by reference.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in **Book 3511, Page 569**, Forsyth County Registry.

"This instrument prepared by: **PATTI D. DOBBINS**, 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."

submitted electronically by "Patti D Dobbins, Attorney at Law, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

A map showing the above described property is recorded in Plat Book 3, Page 64A, and referenced within this instrument.

Does the above described property include the primary residence? ☐ YES ☒ NO

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Easements, restrictions, rights of way and declarations of record, if any.

Ad valorem taxes hereafter becoming due and payable.

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 officer by authority of its Board of Directors, the day and year first above written.

By:  (SEAL)
ELIZABETH ROJAS -VALENTIN

<p>SEAL-STAMP</p> <p>WENDY B. MILLER Notary Public Forsyth County, NC</p>	<p>STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u></p> <p>I, <u>Wendy B Miller</u>, a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u>, do hereby certify that ELIZABETH ROJAS -VALENTIN personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>20th</u> day of <u>December</u>, 2021.</p> <p>My Commission Expires: <u>12/8/2024</u> <u>Wendy B Miller</u> Notary Public</p>
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EXHIBIT "A"

LEGAL DESCRIPTION:

Lying and Being in the City of Winston-Salem, Forsyth County, North Carolina, and being at the stake, the Northwest corner of 25th Street and Cleveland Avenue, North 2 degrees 50 minutes East 81 feet to a stake; thence North 88 degrees 25 minutes West 66.8 feet to a stake; thence South 2 degrees 59 minutes West 81.4 feet to a stake on the North Side of 25th Street; thence with the North side of East 25th Street, South 88 degrees 15 minutes East 68.8 feet to a stake, the point of beginning; being known and designated as lot 16 on the map of P.H. Hanes, Jr. property recorded in Plat Book 3. Page 64a, office of the Register of Deeds of Forsyth County, North Carolina, Book 834, Page 541.

PROPERTY ADDRESS: 1139 NE 25TH STREET, WINSTON SALEM, NC 27105

PARCEL ID #: 6836-65-5661.000