

2022014505 00242FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$52.00PRESENTED & RECORDED
03/25/2022 04:12:39 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B POLLOCK, DPTY
BK: RE 3684 PG: 2127 - 2128**NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: **\$52.00**Parcel Identifier No.: **6834-90-2017.000**Mail/Box to: **The Ellison Law Firm, 112 North Marshall Street, Winston-Salem, NC 27101**This instrument was prepared by: **Attorney Eric S. Ellison**Brief description for the Index: **Lot Nos. 19 & 20, Book H, E.B. Cassel Farm**THIS DEED made 25th day of March, 2022 by and between

GRANTOR	GRANTEE
Jesus Enrique Alejos, A single person	Rufino Gil Clara
<u>Mailing Address:</u> 5142 Burroak Court, Lot 59 Winston-Salem, NC 27106	<u>Mailing Address:</u> 4023 Dalton Street Winston-Salem, NC 27105
SUBJECT PROPERTY IS THE GRANTOR'S PRIMARY RESIDENCE	<u>Property Address:</u> 3599 Rosie Street Winston-Salem, NC 27107

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:

BEING KNOWN AND DESIGNATED as Lots 19 and 20, Block H, as shown upon the Map of E.B. Cassel Farm, a plat of which is recorded in the Office of the Register of Deeds of Forsyth County,

North Carolina, Plat Book 3 at Page 84, to which plat 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.

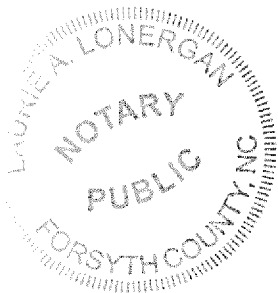
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Jesus Enrique Alejos (SEAL) *Alejos*
Jesus Enrique Alejos

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 **Jesus Enrique Alejos** 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 25th day of March, 2022.



My Commission Expires: 3.23.2023
Notary Public: Laurie A. Lonergan