

**2022016968 00201**

FORSYTH COUNTY NC FEE \$26.00  
 NO TAXABLE CONSIDERATION  
 PRESENTED & RECORDED  
 04/08/2022 01:48:04 PM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: ANGELA M THOMPSON, DPTY  
**BK: RE 3687**  
**PG: 2114 - 2116**

### NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: **NONE.**

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 No. 323, Block 450, Official Tax Map of Forsyth Co.**

THIS DEED made 7th day of April, 2022 by and between

GRANTOR	GRANTEE
<b>Rufino Gil Clara and wife, Erika Gonzalez Ramirez</b>	<b>Jose F. Alvarez</b>
<u><b>Mailing Address:</b></u> <b>4023 Dalton Street Winston-Salem, NC 27105</b>	<u><b>Mailing Address:</b></u> <b>4023 Dalton Street Winston-Salem, NC 27105</b>
<b>SUBJECT PROPERTY IS NOT THE GRANTOR'S PRIMARY RESIDENCE</b>	<u><b>Property Address:</b></u> <b>3599 Rosie Street Winston-Salem, NC 27107</b>

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:

submitted electronically by "The Ellison Law Firm"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

BEING KNOWN AND DESIGNATED as Lots 19 and 20, Block H, as shown upon the Mao 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.

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

  
\_\_\_\_\_ (SEAL)  
Rufino Gil Clara

---

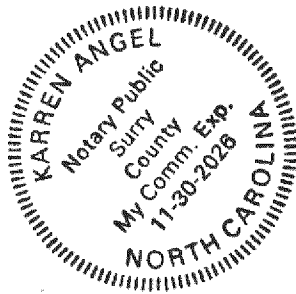
State of North Carolina )  
  )  
County of Forsyth        )

I, the undersigned, a Notary Public in and of said County and State aforesaid, do hereby certify that Rufino Gil Clara 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 7<sup>th</sup> day of April, 2022.

My Commission Expires: 11-30-2026

Notary Public: Karen Angel





(SEAL)

Erika Gonzalez Ramirez

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 **Erika Gonzalez Ramirez** 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 7<sup>th</sup> day of April, 2022.

My Commission Expires: 11-30-2026

Notary Public: Karren Angel

