



2022021721 00075

FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$92.00

PRESENTED & RECORDED:  
05-05-2022 11:33:39 AM

LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: ANGELA M THOMPSON, DPTY

BK: RE 3693  
PG: 1503-1506

**NORTH CAROLINA GENERAL WARRANTY DEED**

EXCISE TAX: \$92.00

NO TITLE SEARCH

-Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 2022.  
BY: \_\_\_\_\_

Mail/Box to: GRANTEE @ See Address Below *original to*

This instrument was prepared by H. Dwight Nelson, Attorney At Law P.O. Box 902, Rural Hall, NC 27045

Brief description for the index: Lots 417 & 418 of Columbia Heights Extension

**THIS DEED** made this the 3<sup>rd</sup> day of May, 2022 by and between:

<b>GRANTOR</b>	<b>GRANTEE</b>
<p align="center"><b>RC ENTERPRISES, A North Carolina General Partnership</b></p>	<p align="center"><b>MARTIN ALDEGUNDO HERNANDEZ- MARIN and wife, PAULA OLMEDO TORIBO 1402 Diggs Boulevard Winston-Salem, NC 27105</b></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.

**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 Forsyth County, North Carolina and more particularly described as follows:

**SEE ATTACHED EXHIBIT "A" FOR A COMPLETE LEGAL DESCRIPTION.**

Forsyth County Tax Pin: 6835-71-5232.000

PROPERTY ADDRESS: 1402 Diggs Boulevard, Winston-Salem, NC 27105

**This instrument was prepared by: H. Dwight Nelson, a licensed North Carolina attorney. Delinquent taxes, if any shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.**

As per NCGS § 105-317.2 the foregoing property does not include the primary residence of the Grantor. The property herein above-described was acquired by Grantor by instrument recorded in Deed Book 2685, Page 1100 in the Forsyth County Registry.

A map showing the above-described property is recorded in Plat Book 4 at Page 117



Seal-Stamp

**KAREN S. BRANSCOME**  
Notary Public  
Stokes County, NC  
My Commission Expires 4-15-2023

State of NC County of Forsyth

I, Karen S. Branscome the undersigned Notary Public of Stokes County and State aforesaid, certify that CHAD D. MIDDLETON personally came before me this day and acknowledged that he is the **Partner of RC Enterprises, A North Carolina General Partnership** and that by the authority of such entity he signed the foregoing instrument in its name and on its behalf and is act and deed. Witness my hand and Notarial stamp or seal, this the 4th day of May, 2022.

Karen S. Branscome  
Notary Public  
My Commission Expires: 4-15-2023

EXHIBIT "A"

BEING KNOWN AND DESIGNATED as Lots Nos. 417 and 418, as shown on the Map of Columbia Heights Extension, as recorded in Plat Book 4, Page 117, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. Being the same property gifted to Ethel R. Jackson, the mother of Isolar D. Jackson Lipscomb, by deed recorded at Deed Book 1192, Page 1504, Forsyth County Registry.

Property Address: 1402 Diggs Boulevard, Winston-Salem, NC 27105  
Tax Block 1416, Lots 417, and 418, Forsyth County Tax Maps.

R. C. M. 5-4-22  
C. M. - 5-4-22  
M. H. - 5-4-22  
P. O. T. - 5-24-22