

**2022034045 00065**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$300.00**

PRESENTED & RECORDED  
07/20/2022 11:52:15 AM  
**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: ANGELA BOOE, DPTY  
**BK: RE 3707**  
**PG: 3578 - 3579**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$300.00

Parcel Identifier No. Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_  
By: \_\_\_\_\_

Mail/Box to: Jose Villatoro, 1101 NE 23rd St & 931 NE 23rd St, Winston Salem, NC 27105

This instrument was prepared by: Gray Newell Thomas, LLP, 1821 Cumberland Ave, Charlotte, NC 28203

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 20<sup>th</sup> day of June, 2022, by and between

GRANTOR

GRANTEE

A & M Home Renovation Inc, a North Carolina Corporation  
9904 Dominion Crest Dr.  
Charlotte, NC 28269

Jose Villatoro

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of Winston Salem, Winston Salem City, Forsyth County, North Carolina and more particularly described as follows:

Tract 1

BEGINNING at the corner of Balsey (now 23rd Street) and Andrews Street, and running thence north along Andrews Street (no called Woodland Avenue) 100 feet to a stake; thence East 125 feet to the line of Lot 61; thence South 100 feet to the southwest corner of Lot 61; thence West along Balsey Street (now 23rd Street) 125 feet to the BEGINNING.

1101 23rd St NE, Winston Salem, NC 27105  
6836-64-1849

submitted electronically by "Gray Newell Thomas LLP"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Tract 2

BEGINNING at a stake at the northwest intersection of 23rd Street (formerly Balsey) and Woodland Avenue (formerly Andrews Street) running thence westwardly 63 feet to a stake; thence northwardly 100 feet to a stake; thence eastwardly 61 feet to a stake in Woodland Avenue; thence southwardly along Woodland Avenue to the point of BEGINNING, being the southeast portion of Lots 55 and 56 as shown on the map of Fairview, recorded in the Office of Register of Deeds of Forsyth County in Book 90, Page 589, and being the same property conveyed to Henry Schwartz by Southern Loan and Discount Company, Book 226, Page 34.

931 23rd St NE, Winston Salem, NC 27105  
6836-54-9899

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3671, Page 2016 & Book 3671, Page 2106.

All or a portion of the property herein conveyed \_\_\_ includes or \_\_\_x\_\_\_ does not include the primary residence of a Grantor.

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, other than the following exceptions:

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

A & M Home Renovation Inc, a North Carolina Corporation  
(Entity Name)

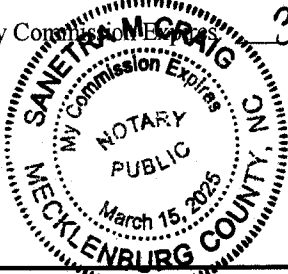
By: *Marcelo Moreira*  
Print/Type Name & Title: Marcelo Moreira, President

State of North Carolina - County of mecklenburg

I, the undersigned Notary Public of the County and State aforesaid, certify that Marcelo Moreira, personally appeared before me this day and acknowledged that he is the President of A & M Home Renovation Inc, a North Carolina Corporation, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 30th day of June, 2022

My Commission Expires 3/15/2025

*Sandra M Craig*  
Notary Public



The foregoing Certificate(s) of \_\_\_\_\_ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By: \_\_\_\_\_ Register of Deeds for \_\_\_\_\_ County  
Deputy/Assistant - Register of Deeds