



2022041892 00147

FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX  
\$44.00

PRESENTED & RECORDED  
09-09-2022 02:21:30 PM

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

BK: RE 3717  
PG: 436-437

TAX ID NUMBER: 6836-82-1450.000

Mail deed and future tax bills to: Grantee at 2320 Cline Street, WSNC 27107

Excise Tax \$44.00

ENVELOPE

NORTH CAROLINA )

WARRANTY DEED

FORSYTH COUNTY )

This instrument was prepared by David A. Wallace. 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.

This conveyance does not include the primary residence of the Grantor

THIS DEED made this 9<sup>th</sup> day of September, 2022 by **Mid-Huff Ventures, Inc.** (hereinafter referred to as "Grantor") to **Maria de la Paz Cruz Umana** (hereinafter referred to as "Grantee").

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.

That the Grantor, for 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 located in **Forsyth** County together with improvements thereon described as follows:

**BEGINNING at an iron stake in the east property line of Jackson Avenue 163.09 feet north of the northeast intersection of Jackson Avenue and 14<sup>th</sup> Street; running thence in an easterly direction 101.9 feet to an iron stake \in the west property line of U. S. Reynolds (now or formerly); thence in a northerly direction along the U. S. Reynolds west property line 40 feet to an iron stake in said line; said iron stake also being the southeast corner of the property of Booker James, (now or formerly); thence in a westerly direction with said James line 100.75 feet, more or less, to an iron stake in the east line of Jackson Avenue, the southwest corner of the said James property, thence in a southerly direction along the east line of Jackson Avenue 40 feet to an iron stake, the place of BEGINNING. This is the southern half of the property conveyed to Killian V. Brown by Margaret C. Johnson and husband, R. C. Johnson in Deed book 348 at Page 67, Forsyth County Registry**

**Address: 1403 North Jackson Avenue, Winston-Salem, NC 27105**

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 herein above described is subject to the following exceptions: Easements and restrictions of record.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal as of the day and year stated below.

William R Huffman Seal  
Mid-Huff Ventures, Inc

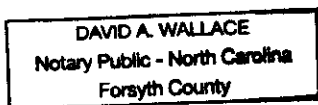
STATE OF NORTH CAROLINA County of Forsyth

I, David A. Wallace, a Notary Public of Forsyth County, State of North Carolina certify that **William Huffman** personally appeared before me this day and acknowledged that he is Secretary of **Mid-Huff Ventures, Inc. a Corporation**, and that he as secretary, being authorized to do so, executed foregoing instrument on behalf of the Corporation.

Witness my hand and official stamp or seal, this 9 day of September, 2022

David A. Wallace  
David A. Wallace, Notary Public

My Commission Expires: 11/29/2024



Stamp or Seal

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