

**2022046541 00071**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXTX  
**\$156.00**

PRESENTED & RECORDED  
 10/12/2022 11:52:45 AM

**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: ANGELA BOOE, DPTY

**BK: RE 3722**

**PG: 2912 - 2914**

Mail deed and tax bills to Grantee: **2709 Reid Street, Winston-Salem, NC 27107**

Prepared by: N. Alan Bennett (Thomas and Bennett), a North Carolina licensed attorney  
 Delinquent taxes, if any, to be paid by the closing attorney to the county tax  
 collector upon disbursement of closing proceeds.  
 116 S. Cherry Street, Suite C, Kernersville, NC 27284

Excise Tax: \$156.00

Brief description: **Lot 9, C.C. Reid property**

### GENERAL WARRANTY DEED

THIS DEED made this 12<sup>th</sup> day of October, 2022, by and between:

|  |   |
|--|---|
| <p><b>GRANTOR:</b></p> <p><b>STACY GUADALUPE ALMAGUER VERA</b><br/> <b>(unmarried)</b></p> <p>Grantor address:<br/>         1300 Tammy Drive<br/>         Kernersville, NC 27284</p> | <p><b>GRANTEE:</b></p> <p><b>EUNICE SARAHI ROSALES</b></p> <p>Grantee address:<br/>         2709 Reid Street<br/>         Winston-Salem, NC 27107</p> |
| <p>The property conveyed does include the primary residence of the Grantor.</p>  |   |

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

See attached **Exhibit A** which is hereby incorporated by reference.

Property Address: **2709 Reid Street, Winston-Salem, NC 27107**

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

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 following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.

Stacy Guadalupe Almaguer Vera (Seal)  
 Stacy Guadalupe Almaguer Vera (unmarried)

North Carolina, Forsyth County

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

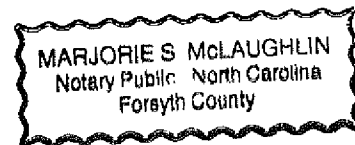
**Stacy Guadalupe Almaguer Vera**

October 12, 2022

Place notary seal below this line:

Marjorie S. McLaughlin  
 Notary Public – Marjorie S. McLaughlin

My Commission Expires: February 12, 2025



**EXHIBIT A**

**Eunice Sarahi Rosales  
Lot 9, C.C. Reid property  
2709 Reid Street**

**Property Description:**

BEGINNING at a point on the north side of Reid Street 100.00 feet east of Weavil Street and running thence easterly 50.00 feet along the north side of Reid Street to a point, and extending back northwardly between parallel lines in between Lots 8 and 10 a distance of 200.00 feet and being 50.00 feet at the rear. This property is also known and designated as **Lot 9 of C.C. Reid property**, a map and plat of which is recorded in **Plat Book 3, Page 86A** in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.

There is conveyed herewith all of the property described in the deed recorded in Book 3232, Page 3952, Forsyth County Registry.

This is the same property as described in Book 3232, Page 3952, Forsyth County Registry and is designated as Tax PIN 6844-99-0065.00 (Block 1905, Lot 009) on the Forsyth County tax maps.