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FORSYTH COUNTY NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 10/20/2022 04:00:01 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA M THOMPSON, DPTY
BK: RE 3724
PG: 1216 - 1218

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$NTC

Parcel Identifier No.: 6837-41-9124.00

Mail after recording to: Grantee(s)

This instrument was prepared by: Stegall & Clifford, PLLC, 445 Dolley Madison Road, Suite 102, Greensboro, NC 27410

Brief Description from the Index:

THIS DEED made this 20th day of October, 2022, by and between

GRANTOR

Zuset Flores Robles, an unmarried person, and Joel Flores Robles, an unmarried person, as joint tenants with right of survivorship

Mailing Address: 175 Joel Avenue
Winston-Salem, NC 27105

GRANTEE

Flores Real Estate Group LLC

Property Address: 3630 Ogburn Avenue, Winston-Salem,
NC 27105

Mailing Address: 175 Joel Avenue
Winston-Salem, NC 27105

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 __, City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

Is the property the primary residence of the Grantors? No

The property herein described was acquired by Grantor by instrument recorded in Book 3724, Page 969, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 10, Page 44, and referenced within this instrument.

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 hereinabove described is subject to the following exceptions:

Easements, rights-of-way, and restrictions of record or visible upon the described property, and to ad valorem taxes for the current year.

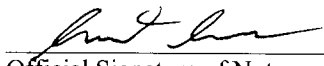
IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.


Zuset Flores Robles


Joel Flores Robles

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

I, Kermit Robinson, Notary Public, do hereby certify that Zuset Flores Robles and Joel Flores Robles personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 20th day of October, 2022.


Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 10/11/26

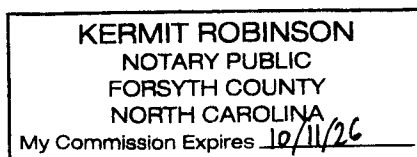


Exhibit "A"

Being known and designated as the eastern 1/2 of Lots 20 & 21, Block 986, as shown on the Map of Bronton, recorded in Plat Book 10, Page 44, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which Plat is hereby made for a more particular description.

Tax Block 986, Tax Lot 105.

Parcel ID # 6837-41-9124.00

Property Address: 3630 Ogburn Avenue, Winston-Salem, NC 27105