

2022048415 00060

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$210.00

PRESENTED & RECORDED
 10/25/2022 12:56:51 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3724**PG: 4093 - 4096****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$210.00

Parcel Identifier: **6847-13-5946.000** Verified by _____ County on the ____ day of _____, 20____

By: _____

Mail/Box to: Grantee

This instrument was prepared by: Elizabeth M. Koonce, a licensed North Carolina attorney.

Brief description for the Index: Lot 6 and part of Lot 7, Whitfield Property, Plat Book 3, Page 52

THIS DEED made this 12th day of October, 2022 by and between

GRANTOR	GRANTEE
ANTIYONNE TREJO and husband, RYAN GREGORY	MARIA ZELAYA, unmarried
1979 Willow Chapel Court Pleasant Garden, NC 27313	4113 Rosa Street 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 the City of Winston-Salem, Winston-Salem Township, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A attached to and made a part hereof as if fully set forth herein.

The above described property (____) does/(☒) does not include the primary residence of the Grantor.

Submitted electronically by "Roberson, Haworth & Reese, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3536 , Page 3640 .

The map showing the above-described property is recorded in Plat Book 3, Page 52 .

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:

RIGHTS OF WAY, EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY, AND TO AD VALOREM TAXES.

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

Antiyonne Trejo (SEAL)
ANTIYONNE TREJO

Ryan Gregory (SEAL)
RYAN GREGORY

State of North Carolina
County of Guilford

I, *Holly Wright*, a Notary Public of *Randolph* County and State of NORTH CAROLINA do hereby certify that the following persons who are known to me or proved to me on the basis of satisfactory evidence to be the persons described, each personally appeared before me this day, acknowledging to me that he/she/they voluntarily signed the foregoing instrument for the purpose stated therein and, in the capacity, indicated:

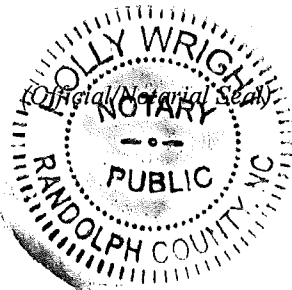
ANTIYONNE TREJO

Date: *October 18*, 2022

Holly Wright
Notary Public

Holly Wright
Notary's Printed or Typed Name

My commission expires: *02/22/2025*

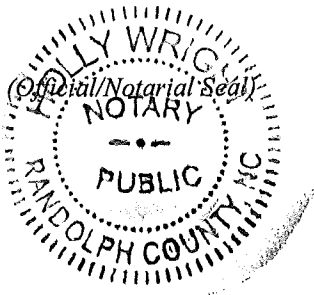


State of North Carolina
County of Guilford

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RYAN GREGORY

Date: October 12, 2022



Holly Wright
Notary Public

Holly Wright
Notary's Printed or Typed Name

My commission expires: 02/22/2025

EXHIBIT "A"

TRACT I:

BEING KNOWN and designated as Lot No. 6 on the map of Whitfield Property and known as Whitfield Subdivision #1, and recorded in Plat Book 3, Page 52, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby had for a more particular description.

TRACT II:

BEGINNING at an iron stake in the northwest corner of Lot 7 of the Whitfield Property Subdivision 1; thence South 87 degrees 32 East 150 feet to an iron stake; thence South 30 feet to an iron stake; thence North 87 degrees 32 West 150 feet to an iron stake; thence North 30 feet to an iron stake and the point of beginning. Said tract being a part of Lot 7 of the Whitfield Property Subdivision 1 as more particularly described in Plat Book 3, Page 52 in the Office of the Register of Deeds of Forsyth County, North Carolina.

Property Address: 4113 Rosa Street, Winston-Salem, NC 27105
Forsyth County Tax Parcel #: 6847-13-5946