



2022050986 00142  
FORSYTH CO, NC FEE \$26.00

**NO TAXABLE CONSIDERATION**

PRESENTED & RECORDED:  
11-14-2022 11:09:23 AM

LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: CARLA B FLEMING, DPTY

**BK: RE 3728**  
**PG: 195-197**

*Do not write above this line*

Mail after recording to: Salem Law  
1645 Westbrook Plaza Drive, Winston-Salem, NC 27103 **ENVELOPE**

This instrument was prepared by: Daniel J. Umlauf, Salem Law, 1645 Westbrook Plaza Drive, Winston-Salem, NC 27103

Brief description for the index:

PIN: 6827-72-4196

No Excise Tax

**NORTH CAROLINA LADY BIRD DEED**

\*No title search performed or requested.

THIS DEED was made this the 28th day of October 2022, by and between:

GRANTOR	GRANTEE
<b>MARIA CORINA BONILLA</b> 4015 May Street Winston-Salem, NC 27105	<b>LORENA DEL CARMEN TORRES</b> 4015 May 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 said Grantor conveys to Grantee, subject to the retention of an enhanced life estate, the terms and conditions of which are contained in the following paragraph, to a certain tract or parcel of land lying and being in Forsyth County, North Carolina and more particularly described as follows:

**See Exhibit A.**

**TO HAVE AND TO HOLD** the aforesaid tract or parcel of land while retaining for herself all privileges thereunto, without any liability for waste, with full power and authority in Grantor to sell, convey, mortgage, lease and otherwise dispose of the property described below in fee simple, with or without consideration and without joinder by the remaindermen, and to keep absolutely any and all proceeds derived therefrom during her lifetime. Further, the Grantor reserves the right to change remaindermen at any time without consent of remaindermen. Upon the death of the life tenant, title shall be in the Grantee, in fee simple. Title to the property hereinabove described is subject to the following exceptions if any:

**ANY AND ALL OF PUBLIC RECORD**

Grantor acquired the property hereinabove described by instrument recorded in Book 3537 at Page 2028.



**EHIBIT A**

Beginning at an iron stake in the eastern right of way line of May Street, said stake being 40 feet in a southerly direction from the northwest corner of Lot 18, Map of Daltonia No. 3, Block 4, Plat Book 10, Page 75(2), Forsyth County Registry; running thence in an easterly direction and parallel to the southern line of Lot 18, 200 feet, more or less, to a point in the eastern line of Lot 18; thence along the eastern line of Lots 18 and 19, 60 feet to a point, said point being 20 feet north of the southeast corner of Lot 19; thence in a westwardly direction and parallel to the southern line of Lot 19, 200 feet, more or less, to a point in the right of way line of May Street; thence along the right of way line of May Street 60 feet to the place of beginning, being known and designated as a southern portion of Lot 18 and a northern portion of Lot 19 as shown on the Plat of Daltonia No. 3, Block 4, Plat Book 10 Page 75(2), reference to said plat being made as an aid to the description of this property. Also being known as Lot 18B and 19A, Block 2284, Winston Township, as shown on the Forsyth County Tax Maps.