

**2022051667 00148**

FORSYTH COUNTY NC FEE \$26.00  
 NO TAXABLE CONSIDERATION  
 PRESENTED & RECORDED  
 11/17/2022 03:41:52 PM  
 LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY: ANGELA M THOMPSON, DPTY  
**BK: RE 3728**  
**PG: 3643 - 3645**

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

**NORTH CAROLINA  
 GENERAL WARRANTY DEED**

Excise Tax: \$0.00 NTC

Recording Time, Book, and Page

PIN No.: 6847-69-8260.000

Property Address: 4837 Oakdale Drive, Winston-Salem, NC 27105

Mail after recording to: Grantee at: 4503 Old Rural Hall Road, Winston-Salem, NC 27105

This instrument was prepared by: CLINT CALAWAY, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

No title search performed or requested. No tax advice given or requested. No current survey provided

THIS DEED made this 17<sup>th</sup> day of November 2022 by and between

**GRANTOR**

**Efrain Castillo Chavez and spouse Olga Rosa Hernandez Olvera**

4503 Old Rural Hall Road, Winston-Salem, NC 27105

**GRANTEE**

**Castillo Properties, LLC, a North Carolina Limited Liability Company**

Mailing Address: 4503 Old Rural Hall Road, Winston-Salem, NC 27105

Property Address: 4837 Oakdale Drive, 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 and more particularly described as follows:

See Attached Exhibit A

Together with and subject to all easements and restrictions of record, if any.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book

3503, Page 671, Forsyth County Registry.

The above-described property does not include the primary residence of the Grantor.

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, save and except easements, restrictions, and rights of way as appear of record, and 2022 city-county ad valorem taxes, not yet due and payable.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals the day and year first above written.

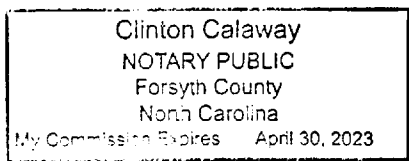
Efrain Castillo Chavez (SEAL)  
**Efrain Castillo Chavez**

Olga R. Hernandez Olvera (SEAL)  
**Olga Rosa Hernandez Olvera**

STATE OF NORTH CAROLINA  
COUNTY OF FORSYTH

I, Clinton Calaway, a Notary Public of Forsyth County, State of North Carolina, certify that **Efrain Castillo Chavez** and spouse **Olga Rosa Hernandez Olvera** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this the   1   day of November 2022.



[Signature]  
Notary Public  
Print Notary Name: Clinton Calaway  
My Commission Expires: April 30, 2023

**EXHIBIT A**

**BEGINNING** at an iron stake on the northwest side Dippen Road, said iron stake being the northeast corner of Lot No. 38 as shown on the Map of Mrs. Emma Fulton property recorded in Plat Book 12 at Page 145 in the Office of the Register of Deeds of Forsyth County, NC and running thence along the northwest side of Dippen Road, South 34 deg. 35' West 142.03 feet to a point; running thence along Lot No. 34 as it divides the same, North 34 deg. 35' 30" West 203.76 feet to an iron stake thence North 34 deg. 35' 30" East 50.02 feet to an iron stake; running thence along the back property line of Lots No. 36, 37 and 38, South 06 deg. 14' 30" East 234.93 feet to the point and place of **BEGINNING**, and being all of Lots 38, 37, 36, 35 and approximately the northern one-half of Lot No. 34 as shown on the above-mentioned plat map.

The aboveserferenced property does not include the primary residence of at least one of the Grantors.