

2023000262 00107

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$178.00

PRESENTED & RECORDED
01/04/2023 03:48:08 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3735
PG: 2368 - 2372

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$178.00

Parcel Identifier No. 6836-96-8475

Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail to: Atlas Orange, 109 East Mountain Street – Suite D, Kernersville, NC 27284

This instrument prepared by: Joseph D. Orenstein, a licensed North Carolina attorney, for Atlas Orange

Delinquent Taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief Description for the Index: Lot 180, Alexander Heights, Section 2, PB 1, PG 36.

THIS DEED made the 3 day of Jan, 2023, by and between

GRANTOR	GRANTEE
<p>Nidia Martinez and husband, Alber Alvarez</p> <p>Grantor Address:</p>	<p>Nazario Mejia</p> <p>Property Address: 2609 Ansonia Street Winston-Salem, NC 27105</p>

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

See Exhibit "A" attached hereto and incorporated by reference.

The property herein described [] is or [] is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 3540, Page 1699, Forsyth County Registry.

submitted electronically by "Orenstein Law PLLC"
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, other than the following exceptions:

Subject to easements, rights of way, and other restrictions of record.

(signatures to follow)

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

Nidia (SEAL)
Nidia Martínez

STATE OF NC
COUNTY OF Guilford

I, the undersigned Notary Public, do hereby certify that Nidia Martinez personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 3 day of 1, 2023.

Rachel M Starnes
Rachel M Starnes Notary Public
My commission expires: 10/16/27

RACHEL M STARNES
Notary Public, North Carolina
Guilford County
My Commission Expires
October 16, 2027

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

Alber Alvarez (SEAL)
Alber Alvarez

STATE OF NC
COUNTY OF Guilford

I, the undersigned Notary Public, do hereby certify that Alber Alvarez personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 3 day of 1, 2023.

RACHEL M STARNES
Notary Public, North Carolina
Guilford County
My Commission Expires
October 16, 2027

Rachel M Starnes
Rachel M Starnes Notary Public
My commission expires: 10/16/27

Exhibit "A"
Property of Nazario Mejia
2609 Ansonia Street

Lying and being in the City of Winston Salem, Forsyth County, North Carolina, and being known and designated as Lot No. 180, as shown on map of Alexander Heights, Section 2, as recorded in Plat Book 1, Page 36, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby, made for a more particular description of said property.

The subject property is the same as that property described in Deed Book 3540, Page 1699, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6836-96-8475 on the Forsyth County Tax Maps.