

**2023000265 00110**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$410.00**PRESENTED & RECORDED  
01/04/2023 03:50:45 PMLYNNE JOHNSON  
REGISTER OF DEEDS  
BY: ANGELA BOOE, DPTY  
BK: RE 3735  
PG: 2384 - 2386**NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: \$ **410.00**Parcel Identifier Number: **6847-69-8260**Mail/Box to: **Grantee 4837 Oakdale Drive, Winston-Salem, NC 27105**This instrument was prepared by: **WYATT EARLY HARRIS WHEELER, LLP (Heather M. Kindley)**Brief description for the Index: **L 38, 37, 36, 35 & 1/2 of L 34 of Map Emma Fulton Property, PB 12-145****THIS DEED made this 4<sup>th</sup> day of January, 2023, by and between:****GRANTOR****Castillo Properties LLC**  
a North Carolina limited liability company*Mailing Address:*  
4503 Old Rural Hall Road  
Winston-Salem, NC 27105**GRANTEE****Timothy Paul King**  
and spouse,  
**Julie King***Property address:*  
4837 Oakdale Drive  
Winston-Salem, NC 27105

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership. 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.**

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

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3728, Page 3643.

All or a portion of the property herein conveyed  includes OR  does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 12 Page 145.

Submitted electronically by "Wyatt Early Harris Wheeler LLP"  
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, covenants, restrictions and rights-of-way of record, if any.*

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

TRANSFEROR: CASTILLO PROPERTIES LLC

BY: Efrain castillo member manager (SEAL)  
Efrain Castillo Chavez (Member/Manager)

STATE OF NC  
COUNTY OF Guilford  
I, Heather M. Kindley a Notary Public of the above County and State, certify that EFRAIN CASTILLO CHAVEZ, in his/her capacity as duly authorized Member/manager of CASTILLO PROPERTIES LLC, a North Carolina limited liability company, personally appeared before me this day and at the same time and place all of the following occurred: (a) the aforesaid individual appeared in person before me; (b) the aforesaid individual was personally known to me, or identified by me through satisfactory evidence; and (c) the aforesaid individual either indicated and acknowledged to me that the signature on the above document was his/hers or signed the above document while in my physical presence, and while being personally observed by me so doing.

1/4/2023  
DATE

Heather M. Kindley  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/7/2026



(OFFICIAL SEAL)

## 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 aboveresferenced property does not include the primary residence of at least one of the Grantors.