

2023005310 00218

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$194.00

PRESENTED & RECORDED
 02/17/2023 04:55:45 PM

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

BK: RE 3741

PG: 694 - 695

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$194.00

Parcel Identifier No.: 6827-82-4763.00

Mail/Box to: The Ellison Law Firm, 112 North Marshall Street, Winston-Salem, NC 27101

This instrument was prepared by: Attorney Eric S. Ellison

Brief description for the Index: Lots 31 and 32, Map of Deltonia No. 8

THIS DEED made 17 day of February and between

GRANTOR	GRANTEE
Mario Gomez Ortiz and wife Norma E. Castro Linares	Natividad Alarcon Martinez
<u>Mailing Address:</u> 725 W. Northwest Boulevard Winston-Salem, NC 27101	<u>Mailing Address:</u> 1746 Ashbury Circle Hamptonville, NC 27020
SUBJECT PROPERTY IS NOT THE GRANTOR'S PRIMARY RESIDENCE	<u>Property Address:</u> 4041 Reich 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, Forsyth County, North Carolina and more particularly described as follows:


BEING KNOWN AND DESIGNATED as Lots 31 and 32 as shown on the Map of Deltonia No. 8, property of Home Real Estate & Insurance Company, map recorded in Book 8, Page 161, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

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

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

 (SEAL)
Mario Gomez Ortiz

 (SEAL)
Norma Elizabett Castro Linares

State of North Carolina)
)
County of Forsyth)

I, the undersigned, a Notary Public in and of said County and State aforesaid, do hereby certify that Mario Gomez Ortiz and Norma E. Castro Linares personally appeared before me and acknowledged the execution of the foregoing instrument for the purpose stated therein and, in the capacity, indicated.

Witness my hand and Notarial stamp or seal this 17th day of February, 2023.

My Commission Expires: 03-02-2027

Notary Public: Evelin Silva Bernal

