

2023007275 00020

FORSYTH COUNTY NC FEE \$26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
03/08/2023 09:26:31 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3743
PG: 2171 - 2173

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.: 6837-98-4396.000

Property Address: 1328 Motor Road, 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 8 day of March 2023 by and between

GRANTOR

**Olga R. Hernandez Olvera and spouse Efrain Castillo
aka Efrain Castillo Chavez**

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

GRANTEE

Castillo Properties, LLC

A North Carolina Limited Liability Company

Property Address: 1328 Motor Road, Winston-Salem, NC 27105

Mailing Address: 4503 Old Rural Hall Road, 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 Exhibit A for the legal description.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3203Page 809, 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 2023 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.

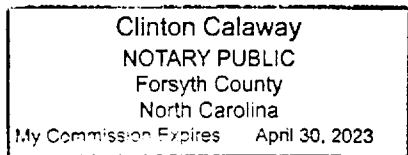
Olga R. Hernandez Olvera (SEAL)
Olga R. Hernandez Olvera

Efrain Castillo (SEAL)
Efrain Castillo

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I, Clinton Calaway, a Notary Public of Forsyth County, State of North Carolina, certify that **Olga R. Hernandez Olvera** and **Efrain Castillo** 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 8 day of March 2023.



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

Exhibit A

BEING known and designated as Lots 8 & 9, as shown on the plat of BENJAMIN LOTS, as recorded in Plat Book 5, Page 15, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description