

**2023011019 00055**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$217.00**

PRESENTED & RECORDED

04/06/2023 11:51:06 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3747

PG: 4294 - 4296

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: ~~26~~ 217.00

Parcel Identifier No. 6823-02-5937.000

Mail after recording to: Grantee at mailing address shown below

This instrument was prepared by: CLINT CALAWAY, A LICENSED NORTH CAROLINA ATTORNEY. DELINQUENT TAXES, IF ANY TO BE PAID BY CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT OF CLOSING PROCEEDS

ADDRESS: 380 KNOLLWOOD STREET, SUITE G, WINSTON-SALEM, NC 27103

THIS DEED made this 4th day of April, 2023 by and between

**GRANTOR**

**JUDITH M. FOSTER AND HUSBAND, DONALD E. FOSTER  
1940 FAIRVIEW BLVD., WINSTON-SALEM, NC 27127**

**(JUDITH M. FOSTER IS THE SOLE HEIR OF THEODORE MELVIN MCCLELLAND, JR.-11E1834)**

**GRANTEE**

**CASTILLO PROPERTIES, LLC**

**4503 OLD RURAL HALL ROAD, WINSTON-SALEM, NC 27105**

**SUBJECT PROPERTY: 1825 LAKE DRIVE, WINSTON-SALEM, NC 27127**

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" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF FULLY SET FORTH.

All or a portion of the property hereinabove described was acquired by Grantor by the Estate of Theodore Melvin McClellan, Jr.-11E1834 and that instrument recorded in Book 1129, Page 597, Forsyth County Registry.

The above described property  does  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 except for the exceptions hereinafter stated.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on the day and year first above written.

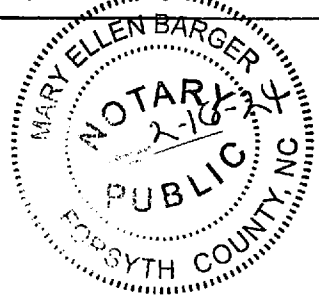
Judith M. Foster (SEAL)  
JUDITH M. FOSTER

Donald E. Foster (SEAL)  
DONALD E. FOSTER

STATE OF NORTH CAROLINA - FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that she signed the foregoing document: **JUDITH M. FOSTER AND HUSBAND, DONALD E. FOSTER**. Witness my hand and official stamp or seal, this the 4th day of April, 2023.

My Commission Expires: 2-16-24



Mary Ellen Barger  
Notary Public

Print Notary Name: Mary Ellen Barger

## EXHIBIT A

BEGINNING at an iron stake located in the North right of way line of Lake Drive, said iron stake being located North 79 deg. 40' West 395 feet from the Northwest intersection of the right of way lines of Fairview Boulevard and Lake Drive, said Beginning point also being located at the Southwest corner of the property conveyed to Nellie N. Stuttes (widow) as recorded in Deed Book 874 at Page 583; running thence from said Beginning point with the North right of way line of Lake Drive, North 79 deg. 40' West 104.7 feet to an iron stake; running thence North 2 deg. 23' East 216.7 feet to an iron stake; running thence South 79 deg. 05' East 105.3 feet to an iron stake; running thence South 2 deg. 36' West 215.2 feet to the point and place of BEGINNING. Being the same property described and conveyed by Deed duly recorded in the Office of the Register of Deeds for Forsyth County, North Carolina, in Deed Book 903 at Page 320. Also being designated as Lot No. 228, Block 3957, Southfork Township on the Forsyth County Tax Map.