

**2023011604 00149**

FORSYTH COUNTY NC FEE \$26.00  
NO TAXABLE CONSIDERATION  
PRESENTED & RECORDED  
04/11/2023 04:43:42 PM  
**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: CARLA B FLEMING, DPTY  
**BK: RE 3748**  
**PG: 2944 - 2946**

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

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PIN No.: 6845-38-5158.000

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Property Address: 0 Mount Vernon Avenue, Winston-Salem, NC 27107

Mail after recording to: Grantee at: 2204 Waughtown Street, Winston-Salem, NC 27107-2447

This instrument was prepared by: CLINT CALAWAY, a licensed North Carolina attorney. No title search performed or requested. No tax advice given or requested. No current survey provided.

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THIS DEED made this 11<sup>th</sup> day of April 2023 by and between

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**GRANTOR**

**Miguel Ángel Gomez, Single**

2720 Carlyle St, Winston-Salem, NC 27107-4420

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**GRANTEE**

**Noe DeJesus Gomez, Single**

Property Address: 0 Mount Vernon Avenue, Winston-Salem, NC 27107

Mailing Address: 2204 Waughtown Street, Winston-Salem, NC 27107-2447

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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 Attached Exhibit "A"

Together with and subject to all easements and restrictions of record, if any.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3517, Page 508 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.

**\*\* As of filing, 2021,2022 property taxes have not been paid and currently delinquent.**

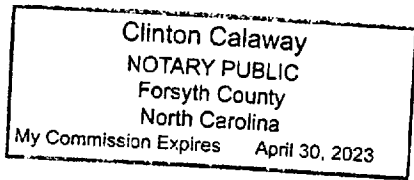
IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals the day and year first above written.

Miguel Gomez (SEAL)  
**Miguel Angel Gomez**

STATE OF NORTH CAROLINA  
COUNTY OF FORSYTH

I, Clinton Calaway, a Notary Public of Forsyth County, State of North Carolina, certify that **Miguel Angel Gomez** 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 11<sup>th</sup> day of April 2023.



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

**Exhibit "A"**

**BEING known and designated as Lot Nos. 10 and 11 as shown on the Map of Masten Park as recorded in Plat Book 2 at Page 19 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. Subject to restrictive covenants and easements of record.**

**Parcel Identification Number: 6845-38-5158.00**