

2023012068 00092

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$269.00

PRESENTED & RECORDED

04/14/2023 12:58:47 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: TIMOTHY R WILLIAMS, ASST

BK: RE 3749

PG: 866 - 867

**NORTH CAROLINA
 GENERAL WARRANTY DEED**

Excise Tax: **\$269.00**

Parcel Identifier No. 6844-14-9288.000

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 13 day of April 2023 by and between

GRANTOR

**FAUSTO CABRERA AND WIFE, ZULERKA CRUZ
 1614 ASHMEAD LANE, CLEMMONS, NC 27012**

GRANTEE

**MARIA VICTORIA SUCHITE AND HUSBAND, YONIS HOMAR SUCHITE MENDOZA
 2651 DUDLEY STREET, WINSTON-SALEM, NC 27107**

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:

BEING KNOWN AND DESIGNATED AS LOT NO. 34 AS SHOWN ON THE MAP OF CARLTON BLUFF RECORDED IN PLAT BOOK 8, AT PAGE 89 (2) IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH PLAT IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

All or a portion of the property hereinabove described was acquired by Grantor by that instrument recorded in Book 3591, Page 1939, 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 written above.

[Signature] 4-13-23 (SEAL)
FAUSTO CABRERA

[Signature] (SEAL)
ZULERKA CRUZ

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: **FAUSTO CABRERA AND WIFE, ZULERKA CRUZ**. Witness my hand and official stamp or seal, this 13 day of April 2023.

My Commission Expires: 4/30/23

[Signature]
Notary Public

Print Notary Name Clinton Calaway

