

**2023012302 00149**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$178.00**

PRESENTED &amp; RECORDED

04/17/2023 02:28:09 PM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

**BK: RE 3749****PG: 2093 - 2097****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$178.00

Parcel Identifier No. 6844-17-3042.000

Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_

Mail to: Atlas Orange, 109 East Mountain Street – Suite D, Kernersville, NC 27284

This instrument prepared by: Joseph D. Orenstein, a licensed North Carolina attorney, for Atlas Orange

*Delinquent Taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.*

Brief Description for the Index: Lot 57 Longview PB 2 PG 87

THIS DEED made the 6 day of April, 2023, by and between

GRANTOR	GRANTEE
<b>Max Segersbol and wife, Maria Mier y Teran</b>	<b>Jose Arismendi Arjona (unmarried)</b>
Grantor Address:	Property Address: 1809 Peachtree 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 situated in Forsyth County, North Carolina and more particularly described as follows:

**See Exhibit "A" attached hereto and incorporated by reference.**The property herein described [ ] is or  is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 3740, Page 4337, Forsyth County Registry.

Submitted electronically by "Orenstein Law PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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, other than the following exceptions:

Subject to easements, rights of way, and other restrictions of record.

*(signatures to follow)*

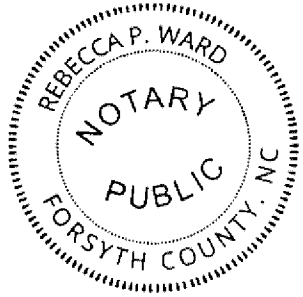
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

*[Signature]* (SEAL)  
Max Segersbol

STATE OF NC  
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Max Segersbol personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 6 day of April, 2023.



*[Signature]*  
Rebecca P. Ward Notary Public  
My commission expires: 02-24-2027

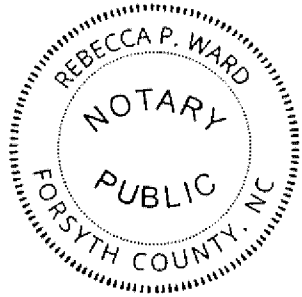
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Maria C Mier y Teran (SEAL)  
Maria Mier y Teran

STATE OF NC  
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Maria Mier y Teran personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 6 day of April, 2023.



Rebecca P. Ward  
Rebecca P. Ward Notary Public  
My commission expires: 02-24-2027

**Exhibit "A"**

**Property of Jose Arismendi Arjona (unmarried)  
1809 Peachtree Street**

Being a lot located on the east side of Peachtree Street, 112 feet, more or less, northwardly from Verdun Street; said lot fronting 56 feet on the east side of Peachtree Street and of that width, 56 feet, extending westwardly between parallel lines a distance of 150 feet; being known and designated as Lot No. 57 as shown on the map of Longview as recorded in Plat Book 2 Page 87 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; being in all respects the same property as that described in Deed of Trust Book 704, Page 97, same office.

The subject property is the same as that property described in Deed Book 3740, Page 4337, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6844-17-3042.000 on the Forsyth County Tax Maps.