

2023012566 00064

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$166.00

PRESENTED & RECORDED
04/19/2023 12:48:02 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3749

PG: 3534 - 3536

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: \$166.00

Recording Time, Book, and Page

Parcele Identifier No: 5897-07-0593.000

Mail after recording to: Grantee at property address.

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.

THIS DEED made this 12th day of APRIL 2023 by and between

GRANTOR

ERITEK INVESTMENTS LLC

6811 ROLLING ROAD, SPRINGFIELD, VA 22152

GRANTEE

OMAR MENDEZ RIOS AND YOSELIN VILLALOBOS

MAILING ADDRESS: 2021 SAPONI VILLAGE COURT, WINSTON-SALEM, NC 27127

1218 E. CLEMMONSVILLE RD., 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:

SEE ATTACHED LEGAL DESCRIPTION

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

All or a portion of the property described hereinabove was acquired by Grantor by instrument recorded in Book 3745 Page 1663, FORSYTH County Registry.

A map showing the above-described property is recorded in Plat Book -- Page -- and referenced within this instrument.

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 2022 city-county ad valorem taxes, prorated between parties as of the date of delivery of this deed.

Title to the property hereinabove described is subject to the following exceptions:

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

ERITEK INVESTMENTS, LLC

[Signature] (SEAL)

BY: HIRUYE TEKLE
TITLE: MEMBER/MANAGER

_____ (SEAL)

STATE OF Virginia

COUNTY OF N. Chesterfield

I, Sydney Gonzales, A Notary Public of N. Chesterfield County, State of Virginia certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **HIRUYE TEKLE AS MEMBER/MANAGER OF ERITEK INVESTMENTS, LLC**

Witness my hand and official stamp or seal, this the 12 day of April, 2023.

[Signature]
Notary Public

Print Notary Name: Sydney Gonzales

My Commission Expires: 12/31/2025

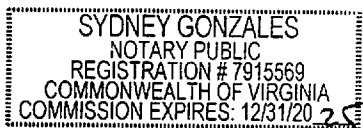


EXHIBIT A

BEGINNING at an iron stake on the East side of Clemmons ville Road, corner with Erl ine Yokley Gant (Deed Book 424, Page 132, Forsyth County Registry), runs thence Northeastwardly with said road 60 feet to a stake; then Southeastwardly 214.5 feet to a stake, thence Southwardly 60 feet to an iron stake; thence Northwestwardly 214.5 feet to the **BEGINNING**, the same being the East part of lot C, allotted to Laura Peak, Mildred Yokley, Ernest Yokley, and Erl ine Yokley, March 24, 1923, see Commissioners' report, Deed of Trust Book 157, Page 566, in the Office of the Register of Deeds of Forsyth County, North Carolina;

SAVE AND EXCEPT there from that portion of said lot conveyed by Mildred L. Yokley to the City of Winston-Salem, for street widening and right of way purposes, as recorded in Book 860, Page 59, Forsyth County Registry, to which instrument of conveyance reference is hereby made for a more particular description.

Property Address: 1218 East Clemmons ville Road, Winston-Salem, NC 27107-4228

Tax Block: 1617 / **Lot:** 104C

Parcel Identifier No.: 6844-14-5638