



**2023013003 00166**

FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX  
**\$100.00**

PRESENTED & RECORDED:  
**04-21-2023 03:29:19 PM**

LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE, ASST

**BK: RE 3750**  
**PG: 1299-1301**

Revenue Stamps: \$  
Property ID: 6846-13-8537.000

Prepared By:  
John M. Lewis  
Attorney at Law  
49 Union Street North  
Concord, NC 28025

Mail after recording to: Grantee

**STATE OF NORTH CAROLINA**

**WARRANTY DEED**

**COUNTY OF FORSYTH**

THIS DEED made this 30 day of March 2023, by and between, **JORGE LUIS HERNANDEZ CRUZ** (unmarried), party of the first part, hereinafter referred to (whether one or more) as "Grantor", and

**ARNOLD ROSALES (unmarried)**  
1983 QUAIL DRIVE NW  
CONCORD, NC 28027

of the County of Cabarrus, State of North Carolina, party of the second part, hereinafter referred to (whether one or more) as "Grantee";

**WITNESSETH:**

That the Grantor, in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, to it paid by the Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant, bargain, sell and convey unto Grantee, its successors and assigns, in fee simple, all of that certain tracts of land being more particularly described as follows:

**SEE ATTACHED EXHIBIT A**

Original to: Arnold Rosales

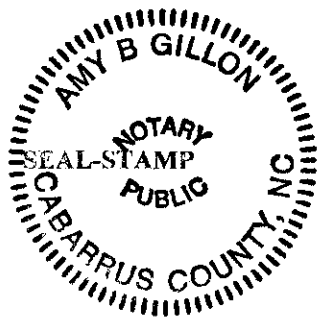
TO HAVE AND TO HOLD the aforesaid tracts of land and all improvements thereon, and all privileges and appurtenances thereto belonging to the Grantee, its successors and assigns, to its and their only use and behoof forever.

And the Grantor, for itself, its successors and assigns, covenants with the Grantee, its successors and assigns, that it is seized of said premises in fee, and has the right to convey the same in fee simple; that the same are free and clear of all liens, encumbrances, claims easements and restrictions, and that it will forever warrant and defend said title to the same against the lawful claims of all persons whomsoever, except for those matters which may appear of record and the lien of taxes for the current tax year.

For back title reference, see Deed Book 3569, Page 577 of the Forsyth County Public Registry.

IN WITNESS WHEREOF, the Grantor had hereunto set his hand and seal, or if corporately has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Jorge Luis Hernandez Cruz (SEAL)  
JORGE LUIS HERNANDEZ CRUZ



NORTH CAROLINA, Cabarrus County.

I, Amy B. Gillon, a Notary Public of Cabarrus County and State of North Carolina, certify that Jorge Luis Hernandez Cruz, grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 30 day of March 2023.

My commission expires: 8/25/24

Amy B. Gillon Notary Public

Amy B. Gillon Print Notary Name

EXHIBIT A

**BEING all of lots 312 and 325, Fourteenth Street Development Company Subdivision recorded in Map book 2M page 32-A, Forsyth County, North Carolina.**

**Also being known and designated as block 1837 lots 325 and 312, Forsyth County Tax Maps.**

**Property Address: 1633 Emerald Street  
Winston-Salem, NC 27105**