

2023013606 00020FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$120.00

PRESENTED & RECORDED

04/27/2023 09:42:58 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3750**PG: 4430 - 4432****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$120.00

Parcel Identifier No.: 6836-95-4675.000

Mail after recording to: Grantee(s)

This instrument was prepared by: Stegall & Clifford, PLLC, 445 Dolley Madison Road, Suite 102, Greensboro, NC 27410

Brief Description from the Index:

THIS DEED made this 16th day of April, 2023, by and between

GRANTOR	GRANTEE
Adam J. Britten, unmarried	Leonel Ramirez-Sanchez, a single person
Mailing Address: 2113 Brookhurst Drive Winston-Salem, NC 27106	Property Address: 1903 Northeast 25th Street, Winston-Salem, NC 27105
	Mailing Address: 206 Monmouth Avenue Neptune City, NJ 07753

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 Winston-Salem, City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

Is the property the primary residence of the Grantors? **No**

The property herein described was acquired by Grantor by instrument recorded in Book 3726, Page 1075, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 1, Page 36, and referenced within this instrument.

Submitted electronically by "Stegall & Clifford, 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 except for the exceptions hereinafter stated.

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

Easements, rights-of-way, and restrictions of record or visible upon the described property, and to ad valorem taxes for the current year.

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

Adam J. Britten
Adam J. Britten

STATE OF Florida
COUNTY OF Miami-Dade

I, Jenelle Johnson, Notary Public, do hereby certify that Adam J. Britten personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and official seal this 16 day of April, 2023.

Jenelle Johnson
Official Signature of Notary
Printed or typed name of Notary



Jenelle Johnson
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG335109
Expires 7/8/2023

My Commission Expires: 07/08/2023

Exhibit "A"

TRACT ONE:

Situated on the North Side of 25" Street and fronting on said street 50 feet and of that width extending back northwardly 156 feet, said lot being known and designated as Lot Number 4 as shown on the Map of Alexander Heights, as recorded in Plat Book 1, Page 36, Forsyth County Registry, reference to which is hereby made for a more particular description.

TRACT TWO:

Beginning at an iron pipe in the North margin of 25" Street (formerly Snyder Street) said iron pipe being located 249 feet (more or less) West of Ansonia Street, and running thence West S feet to an iron stake; the Southeast corner of Lot Number 4, Map of Alexander Heights; thence North 156 feet to an alley, the Northeast corner of said Lot Number 4; thence East 5 feet; thence South 156 feet (more or less) to an iron pipe in the North margin of 25" street, the point of beginning, the same being a part of Lot Number 3 as shown on the Map of Alexander Heights as recorded in Plat Book 1, Page 36, Forsyth County Registry.

Parcel ID # 6836-95-4675.000

Property Address: 1903 Northeast 25th Street, Winston-Salem, NC 27105