

2023014153 00153

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$350.00

PRESENTED & RECORDED
05/01/2023 02:53:49 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3751
PG: 3474 - 3477

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$350.00

Parcel Identifier No. 6837-98-4396.000

Verified by _____ County on the _____ day of _____, 20__

By: _____

Mail to: Grantee

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: Lots 8 & 9 BENJAMIN LOTS PB 5 PG 15 Forsyth County

THIS DEED made the 21 day of April, 2023, by and between

GRANTOR	GRANTEE
Castillo Properties, LLC <i>a North Carolina limited liability company</i>	Chelsea Elizabeth Cardwell (unmarried)
Grantor Address: 4503 Old Rural Hall Road Winston-Salem, NC 27105	<i>mailing &</i> Property Address: 1328 Motor Road Winston-Salem, NC 27105

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 [X] is not the primary residence of the Grantors.

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

submitted electronically by "JENNIFER B LEWIS, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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.

Castillo Properties, LLC, a North Carolina Limited Liability Company

By: Efrain Castillo Chavez man (SEAL)
Efrain Castillo Chavez, Managing Member

STATE OF NC
COUNTY OF Forsyth

I, Rebecca P. Ward, a Notary Public, certify that Efrain Castillo Chavez, Managing Member of Castillo Properties, LLC personally came before me this day and acknowledged that he/she is Managing Member of Castillo Properties, LLC, a Limited Liability Company, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 21 day of April, 2023.

Rebecca P. Ward
Official Signature of Notary
Printed or typed name of Notary Rebecca P. Ward

My Commission Expires: 02-24-2027

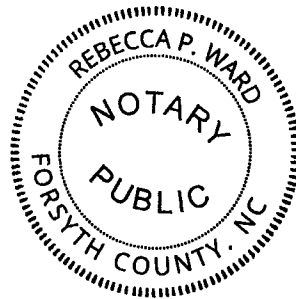


Exhibit "A"
Property of Chelsea Elizabeth Cardwell
1328 Motor Road

BEING known and designated as Lots 8 & 9, as shown on the plat of BENJAMIN LOTS, as recorded in Plat Book 5, Page 15, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The preparer of this document has been engaged solely for the purpose of drafting this instrument and prepared the instrument only from the information provided. The preparer has not been requested to conduct nor has the preparer completed any of the following: a title search, an examination of the legal description, an opinion on title, or advice on the tax/legal consequences that may arise as a result of the conveyance. Further, such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated, and the preparer has not verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.