

2023015309 00016

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$196.00

PRESENTED & RECORDED
 05/10/2023 09:40:30 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3753

PG: 542 - 544

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$196.00

Tax Parcel Identification Number: 6836-82-1450.000

This instrument was prepared by: T. Lawson Newton, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Return to: Craige Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103

Mail Tax Bill to Grantee: 1403 N. Jackson Avenue, Winston-Salem, NC 27105

Property Address: 1403 N. Jackson Avenue, Winston-Salem, NC 27105

Brief description for the Index: See Exhibit A

THIS DEED made this 5th day of May, 2023 by and between

GRANTOR

Maria de la Paz Cruz Umana and spouse,
 Sergio Amauri Guillen Castra

2320 Cline Street
 Winston-Salem, NC 27107

GRANTEE

Tarka D. Little, married and
 Jren I. Little, single

1403 N. Jackson Avenue
 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 the County of Forsyth, State of North Carolina and more particularly described as follows:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by
 reference.

Submitted electronically by "Craige Jenkins Liipfert & Walker LLP"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

For back title reference see Deed Book 3717 at Page 436, Forsyth County Registry.

THIS IS X OR IS NOT _____ THE GRANTOR'S PRIMARY RESIDENCE

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 and restrictions of record, if any; and 2023 property taxes.

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

Maria de la Paz Cruz Umana (SEAL) Sergio Amauri Guillen Castra (SEAL)

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, Karen H. Perdue, a Notary Public of the County of Guilford and State of North Carolina, certify that Maria de la Paz Cruz Umana and spouse, Sergio Amauri Guillen Castra, either being personally known to me or proven by satisfactory evidence (said evidence being a valid Govt Passport), personally appeared before me this day and acknowledged that voluntarily executed the foregoing instrument for the purposes stated therein.

WITNESS my hand and notarial seal, this 5 day of May, 2023.

Karen H. Perdue

Notary Public
Name: Karen H. Perdue
My Commission Expires: 12/5/2027

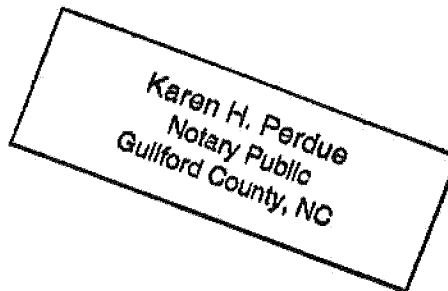


EXHIBIT "A"
PROPERTY DESCRIPTION

BEGINNING at an iron stake in the east property line of Jackson Avenue 163.09 feet north of the northeast intersection of Jackson Avenue and 14th Street; running thence in an easterly direction 101.9 feet to an iron stake in the west property line of U.S. Reynolds (now or formerly); thence in a northerly direction along the U.S. Reynolds west property line 40 feet to an iron stake in said line; said iron stake also being the southeast corner of the property of Booker James, (now or formerly); thence in a westerly direction said James line 100.75 feet, more or less, to an iron stake in the east line of Jackson Avenue, the southwest corner of the said James property, thence in a southerly direction along the east line of Jackson Avenue 40 feet to an iron stake, the place of BEGINNING. This is the southern half of the property conveyed to Killian V. Brown by Margaret C. Johnson and husband, R.C. Johnson in Deed Book 348 at Page 67, Forsyth County Registry