



2023016786 00192

FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$370.00

PRESENTED & RECORDED:  
05-19-2023 03:30:29 PM

LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: ANGELA BOOE, DPTY

BK: RE 3754  
PG: 4091-4092

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$370.00 Parcel Identifier No. 6837-15-1228.000 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_

Mail/Box to: Chiarello & Wagner, PLLC, 301 North Main Street, Suite 2503, Winston Salem, NC 27101 ; Box 177

This instrument was prepared by: Mark J. Chiarello, 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.

Brief description for the Index: Lot 174, Northhills, Phase VI, PB 25, PG 5

THIS DEED made this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by and between

GRANTOR

Christine Anderson and spouse, Tavoris Holmes

GRANTEE

Juan Carlos Garcia Garcia AKA Juan Carlos Garcia  
and wife, Sarah Michelle Garcia  
3905 Shamel Street  
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, parcel of land or condominium unit situated in the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows:

**BEING KNOWN AND DESIGNATED as Lot No. 174 as shown on the revised Map of Northhills, Phase VI, recorded in Plat Book 25 at page 5 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 property hereinabove described was acquired by Grantor by instrument recorded in Book 2653 page 1013.

All or a portion of the property herein conveyed  includes or \_\_\_\_\_ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 25 page 5.

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: Easements, Restrictions, rights of way of public record and current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina, if an entity by its duly authorized representative.

[Signature]  
Name: Christine Anderson

[Signature]  
Name: Tavoris Holmes

\_\_\_\_\_  
Name:

\_\_\_\_\_  
Name:

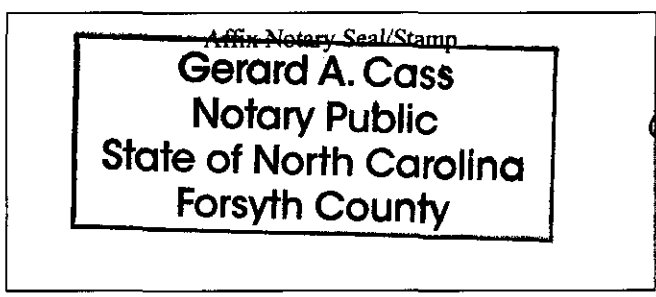
\_\_\_\_\_  
Entity Name

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, Gerard A. Cass, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 19<sup>th</sup> day of May, 20 23 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):  
Christine Anderson and Tavoris Holmes



[Signature]  
Notary Public (Official Signature)  
My commission expires: 1/8/2024