

2023020110 00040FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$260.00PRESENTED & RECORDED
06/15/2023 09:55:29 AMLYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3758

PG: 4374 - 4375

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 260.00

Parcel Identifier No. 6837-13-4670.000 Verified by Forsyth County on the ___ day of _____, 2023

By: _____

Mail/Box to: Holton Box 66

This instrument was prepared by: Lynne R. Holton, Esq., 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.

Brief description for the Index: Lot No. 56, Map of Forest Hill, Section 1

THIS DEED made this 15 day of June, 2023, by and between

GRANTOR

GRANTEE

Mauris Martinez, unmarried**Kellan Halleck****Property Address: 229 Forest Hill 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 Grantor's interest in and to that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

Being known and designated as Lot No. 56 as shown on the map of Forest Hill, Section 1, as recorded in Plat Book 7, Page 29 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

This property is not the primary residence of one or more of the Grantors.

For back title, see Book 3707, Page 2102, Forsyth County Registry.

Submitted electronically by "Holton Law Firm"
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, other than the following exceptions:

Easements, rights-of-way and restrictions of record, if any, and real property taxes for the current year which shall be prorated through the closing date.

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

Mauris Martinez (SEAL)
Mauris Martinez

State of North Carolina - County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Mauris Martinez.

Date: 6-14-2023

[Signature]
Notary Public

Cheryl Andrews McDonald

Print Name

My commission expires: 3-1-2027

