

2023020917 00141

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$162.00

PRESENTED & RECORDED

06/21/2023 03:15:36 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: TIMOTHY R WILLIAMS, ASST

BK: RE 3759

PG: 4432 - 4434

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$162.00

Parcel Identifier No.: 6826-82-6239 (Block 1353, Lot 101A)

Return after recording to: Kangur & Porter, LLP, 2150 Country Club Road, Suite 160, Winston-Salem, NC 27104

Mail tax bills to Grantee: 1400 Harrison Avenue, Winston-Salem, NC 27105

This instrument was prepared by: T. Thomas Kangur, Jr., 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: metes and bounds, Harrison Avenue

THIS DEED made this 21st day of June, 2023 by and between,

GRANTOR	GRANTEE
FREDERICO V. SEBASTIAN and wife, CLARIVEL SANTOS AGUILAR; RAQUEL A. PEREZ, unmarried Mailing Address:	DERRICK J. FERGUSON (unmarried) Mailing Address: 1400 Harrison 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 Forsyth County, North Carolina and more particularly described as follows:

BEGINNING at an iron stake the southeast corner of Lot No. 2 as shown on the above- referenced map; thence proceeding North 59 degrees 27 minutes 39 seconds West 65 feet to an iron stake; thence North 00 degrees 32 minutes 21 seconds East 50 feet to an iron stake; thence South 89 degrees 27 minutes 33 seconds East 65 feet to an iron stake; then South 00 degrees 32 minutes 21 seconds West 50 feet to the point of BEGINNING, according to a survey prepared for Jacqueline Hanes and Denise Hanes by United LTD. dated May 20, 1987, to which reference is made for a more particular description, and being the identical property as described in deed recorded in Book 2184 at Page 2142, Forsyth County Registry.

Property Address: 1400 Harrison Avenue, Winston-Salem, NC 27105

The property does include the primary residence of the Grantor.

Submitted electronically by "Kangur & Porter, LLP"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3678, Page 2096, Forsyth County Registry. A map showing the above-described property is recorded in Plat Book , Page .

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 all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

Frederico Vazquez Sebastian (SEAL)
Frederico V. Sebastian

Clarivel Santos A. (SEAL)
Clarivel Santos Aguilar

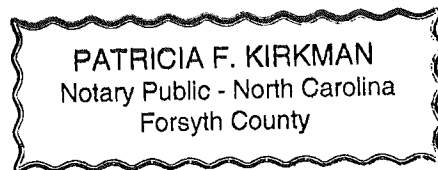
State of North Carolina, County of Forsyth

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 herein and in the capacity indicated: **Frederico V. Sebastian and, Clarivel Santos Aguilar**


Date: 6-21-23

Patricia F. Kirkman
Notary Public

Patricia F. Kirkman
printed or typed name of notary public



My Commission Expires: 5/29/24

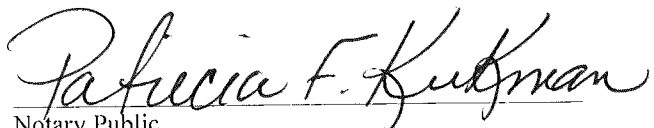


Raquel A. Perez (SEAL)

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 herein and in the capacity indicated: **Raquel A. Perez**

Date: 6-21-23



Notary Public

Patricia F. Kirkman
printed or typed name of notary public



My Commission Expires: 5/29/24