

2023021051 00073

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$16.00

PRESENTED & RECORDED
06/22/2023 12:35:32 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3760
PG: 597 - 598

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 16.00

Parcel Identifier No. 6836-64-2922.000 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Grantee, 1111 NE 23rd St, Winston-Salem, NC 27105

This instrument was prepared by: Law Office of Bryce Mayberry, 1403 Eastchester Drive, Suite 101, High Point, NC 27265

Brief description for the Index: LOT 61,

THIS DEED made this 14th day of June, 2023, by and between

GRANTOR	GRANTEE
Glez Properties, LLC	Jose Rios and spouse, Teresa Pastrana
	Property Address:
	1111 NE 23rd St Winston-Salem, NC 27105

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, _____ Township, Forsyth County, North Carolina and more particularly described as follows:

BEING located on the North side of the East 23 rd Street, and being known and designated as Lot NO. 61, as shown on the map of FAIRVIEW, as recorded in Plat Book 8, Page 91, Public Registry of Forsyth County, North Carolina.

Being commonly referred to as 1111 NE 23rd St, Winston-Salem, NC 27105. Also being designated as Tax Parcel No.: 6836-64-2922.000.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3760 page 467. All or a portion of the property herein conveyed includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 8 page 91.

submitted electronically by "Law Office of Bryce B. Mayberry"
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:

All easements, restrictions and rights of way that appear of record and to 2023 ad valorem taxes which shall be paid by the grantee herein.

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

Glez Properties, LLC (Entity Name) Print/Type Name: (SEAL)

By: Homero Gonzalez Print/Type Name & Title: Homero Gonzalez, Member Print/Type Name: (SEAL)

By: Print/Type Name & Title: Print/Type Name: (SEAL)

By: Print/Type Name & Title: Print/Type Name: (SEAL)

State of - County or City of I, the undersigned Notary Public of the County or City of and State aforesaid, certify that personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this day of , 20 .

My Commission Expires: (Affix Seal) Notary Public Notary's Printed or Typed Name

State of - County or City of I, the undersigned Notary Public of the County or City of and State aforesaid, certify that personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this day of , 20 .

My Commission Expires: (Affix Seal) Notary Public Notary's Printed or Typed Name

State of North Carolina - County or City of Guilford I, the undersigned Notary Public of the County or City of Guilford and State aforesaid, certify that Homero Gonzalez personally came before me this day and acknowledged that he is the Member of Glez Properties, LLC, a North Carolina or corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 14th day of June, 2023.

My Commission Expires: May 18, 2026 (Affix Seal) A. Bianca Col Notary Public Notary's Printed or Typed Name

