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FORSYTH COUNTY NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 07/11/2023 03:51:16 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3762
PG: 3908 - 3909

NORTH CAROLINA NON-WARRANTY DEED**Excise Tax: NONE****Parcel Identifier No.: (Tract 1) 6837-97-2572.000; (Tract 2) 6837-87-7715.000****Mail/Box to: The Ellison Law Firm, 112 North Marshall Street, Winston-Salem, NC 27101****This instrument was prepared by: Attorney Eric S. Ellison****Brief description for the Index:**THIS DEED made this 11th day of July, 2023 by and between**GRANTOR**

Marvin Josue Flores Aguilar
a/k/a Marvin Flores

Mailing Address:

1266 Opportunity Road
Winston-Salem, NC 27105

This is not the grantor's primary residence.**GRANTEE****Orfilia Aguilar Rodriguez****Mailing Address:**

1266 Opportunity Road
Winston-Salem, NC 27105

Property Address:**Tract 1:**

1294 Opportunity Road
Winston-Salem, NC 27105

Tract 2:

1255 Opportunity Road
Winston-Salem, NC 27105

******No title search has been performed nor requested to be performed.******

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 City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

TRACT NO. 1:

County Tax ID: BLOCK 2328 LOT 101/6837-97-2572.00

Lying and being in Winston Township, Forsyth County, North Carolina and being known and designated as Lots 101, 102, 103, 104 and 105, as shown on the map of Opportunity, as recorded in Plat Book 12, Page 31, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description of said property.

TRACT NO. 2:

LYING AND BEING North of the City of Winston-Salem, NC in Forsyth County, BEING KNOWN AND DESIGNATED as Lots 27, 28, 29 and 30 on the Plat of "Opportunity" and said plat of said property is recorded at Book 12, Page 31, Forsyth County, North Carolina.

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.

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

Marvin Flores (SEAL)
Marvin Josue Flores Aguilar

State of North Carolina)
County of Forsyth)

I, the undersigned, a Notary Public in and of said County and State aforesaid, do hereby certify that following person personally appeared before me this day, acknowledging to that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Marvin Josue Flores Aguilar**

Witness my hand and Notarial stamp or seal this 11th day of July, 2023.

My Commission Expires: 03-02-27

Notary Public: Evelin Silva Bernal

