

2023027082 00092

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$90.00

PRESENTED & RECORDED
08/09/2023 12:17:09 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: TIMOTHY R WILLIAMS, ASST
BK: RE 3767
PG: 1964 - 1966

North Carolina General Warranty Deed

Excise Tax: \$ 90.00 Pin: 6836-81-5511.000

Mail/Box to: Chiarello & Wagner, PLLC 301 N. Main St. Ste. 2503 Winston Salem, NC 27101

This instrument was prepared by: Christopher Linton, 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: HATTIE AVE. PROPERTY LS 50 52 BL 836 TMAP

NO TITLE SEARCH REQUESTED OR PERFORMED

THIS DEED made this 28th day of July, 2023, by and between:

GRANTOR

Nubia M. Zepeda, a single woman

GRANTEE

**Luis Paez Hernandez, and Spouse
Abigail Garcia Perez
1303 Hattie Avenue
Winston-Salem, NC 27101**

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:

SEE EXHIBIT A, incorporated herein by reference.

submitted electronically by "The Ellison 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.

Property Address: 1303 Hattie Ave., Winston-Salem NC 27101

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2260, Page 2118.

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, with the exception of the following items:

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

Subject property is ___ is not X the Grantors primary residence.

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

Nubia Moutzo Zepeda
Nubia M. Zepeda

State of North Carolina - County of Forsyth.

I, the undersigned Notary Public of the County and State aforesaid, certify that Nubia M. Zepeda personally came before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal, this 29 day of July, 2023.

[Signature]
My Commission expires: 29 Jul 25

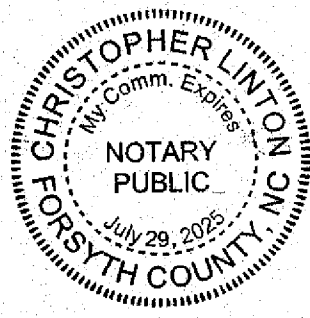


Exhibit A

BEGINNING at an iron the southwest corner of lot no. 52 as shown on tax block 836 of Winston Township, Forsyth County Tax Supervisor's Records, Forsyth County Courthouse, Winston-Salem, North Carolina, and running North 04 degrees 15 minutes East 50 feet to an iron stake, the southwest corner of lot no. 48; thence running on the lot division line of lots 48 and 50 South 85 degrees 45 minutes East 100 feet to an iron stake the southeast corner of lot no. 48; thence running on the block division line South 04 degrees 15 minutes West 50 feet to an iron the southeast corner of lot no. 52; thence running on the south line of lot no. 52, same being the north boundary of East 13th Street, North 85 degrees 45 minutes West 100 feet to the beginning corner. The above description embraces lot nos. 50 and 52 of the above tax block referred to.

Also being known and designated as block 0836 lots 050, 052 and 101, Forsyth County Tax Maps.