

**2023028742 00085**

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$70.00

PRESENTED & RECORDED:
08-22-2023 01:14:31 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST

BK: RE 3769
PG: 1773-1775

Chiarello
Box 179

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$70.00 Parcel Identifier No. Verified by _____ County on the ____ day of _____, 20____
 By: _____

Mail/Box to: Chiarello & Wagner, PLLC, 301 North Main Street, Suite 2503, Winston Salem, NC 27101

This instrument was prepared by: Mark J. Chiarello, 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: _____

THIS DEED made this 22 day of August, 2023, by and between

GRANTOR**GRANTEE**

Reginald C Davis and spouse Gloria Davis
 116 Vance Court
 Winston Salem, NC 27105

Wilberto Gonzalez Sagilan, AKA
 Wilberto Gonzalez-Sagilan
 4722 Cherry 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, Winston Salem City, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____.

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 3 page 73.

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

IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina , if an entity by its duly authorized representative.

Reginald C. Davis

Name: Reginald C Davis

Gloria Davis

Name: Gloria Davis

Name:

Name:

Entity Name

By:

Name:

Title:

By:

Name:

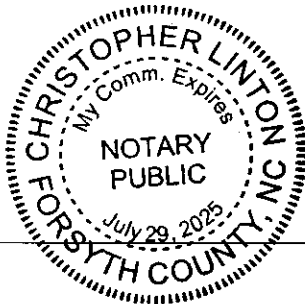
Title:

STATE OF NORTH CAROLINA, COUNTY OF _____

I, Christopher Linton, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 18 day of August, 20 23 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):

Reginald C Davis and Gloria Davis

Affix Notary Seal/Stamp



[Signature]
Notary Public (Official Signature)
My commission expires: 29Jul25

EXHIBIT A

BEING KNOWN and designated as Lot No. 32 and 33 as shown on the Map of Motor Heights, Section 2 as recorded in Plat Book 3 at Page 73A in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map further reference is made for a more particular discription.

Property Address: 525 Chandler Street, Winston-Salem, NC