

2023029418 00100

FORSYTH COUNTY NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

\$60.00

PRESENTED & RECORDED

08/28/2023 02:08:42 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3770

PG: 1035 - 1037

NORTH CAROLINA GENERAL WARRANTY DEEDExcise Tax: \$0Parcel Identifier No.: **6835-89-9344.000** Verified By: _____ County on the _____ day of _____, 20__

By: _____

Mail/Box to: GranteeThis instrument was prepared by: Goins Law, 2212 Eastchester Dr, Ste E-1, High Point, NC 27265

Brief description for the Index: _____

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

GRANTOR	GRANTEE
Catherine Sherman, Unmarried Address: 3811 Whitfield Road Winston-Salem NC 27105	Raquel A. Perez, Unmarried And Federico Vazquez, Married, each holding a 50% undivided interest as joint tenants with right of survivorship Property Address: 845 N Cameron Avenue Winston-Salem NC 27107

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.q. 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 or parcel of land situated in the City of **Winston-Salem**, _____ Township, **Forsyth County**, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

NC Bar Association Form No. 3 © 1976, Revised © 1/1/2010

Printed by Agreement with the NC Bar Association

submitted electronically by "Goins Law"

in compliance with North Carolina statutes governing recordable documents

and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All or a portion of the property herein conveyed _____ includes, or _____ does not include the primary residence of Grantor.

The property herein above described was acquired by Grantor by instrument recorded in Book 3567, Page 2860.

A map showing the above-described property is recorded in Plat Book 8, Page 217.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Any easements, restrictions, or rights of way of record.

2023 *ad valorem* taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand the day and year first above written.

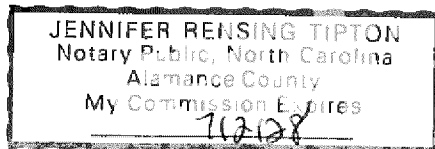
 (SEAL)
Catherine Sherman

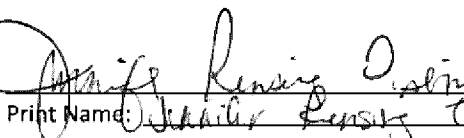
____ (SEAL)

STATE OF North Carolina COUNTY OF Guilford

I, the undersigned, a Notary Public of the state of North Carolina, Alamance county, certify that **Catherine Sherman** personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and Notarial Seal this 22 day of August, 2023.

[NOTARY SEAL]




Print Name: Jennifer Rensing Tipton

My Commission Expires: _____

STATE OF _____ COUNTY OF _____

I, the undersigned, a Notary Public of the state of _____, _____ county, certify that personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and Notarial Seal this _____ day of _____, 2023.

[NOTARY SEAL]

Print Name: _____

My Commission Expires: _____

EXHIBIT A

Lying and being in Forsyth County, North Carolina, and being more particularly described as follows:

Lying and being on the east side of Cameron Avenue between Eight and Ninth Streets, having a frontage on Cameron Avenue of 50 feet and of that same width extending back eastwardly between parallel lines a distance of 105 feet to a ten foot alley. Being known and designated as Lot Number 341 as shown by and upon a map of North Cameron Park Addition made by G.F. Hinshaw, Civil Engineer, in January 1938 and of record in the Public Registry of Forsyth County in Plat Book Number 8 at page 217, 8 sheets.

Property Address: 845 N Cameron Avenue, Winston-Salem, NC 27105

Parcel number: 6835-89-9344