

**2023029754 00095**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$550.00**

PRESENTED & RECORDED  
08/30/2023 01:01:14 PM

**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: ANGELA BOOE, DPTY

**BK: RE 3770**  
**PG: 2866 - 2869**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$550.00

Parcel Identifier No. 6823-02-5937.000

Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_

Mail to: Atlas Orange, 109 East Mountain Street – Suite D, Kernersville, NC 27284

This instrument prepared by: Rachel M Starnes, a licensed North Carolina attorney, for Atlas Orange

*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: +- 0.51 acres off Lake Dr

THIS DEED made the 28<sup>th</sup> day of August, 2023, by and between

GRANTOR	GRANTEE
<p><b>Castillo Properties LLC</b> <b>(a/k/a Castillo Properties, LLC)</b> <i>A North Carolina Limited Liability Company</i></p> <p>Grantor Address:</p>	<p><b>Bekka Lynn Crull, a single woman</b></p> <p>Property Address: 1825 Lake Drive Winston-Salem, NC 27127</p>

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

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

The property herein described [ ] is or [ ] is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 3747, Page 4294, Forsyth County Registry.

submitted electronically by "Orenstein Law PLLC"  
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:

Subject to easements, rights of way, and other restrictions of record.

*(signatures to follow)*

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

Castillo Properties LLC (a/k/a Castillo Properties, LLC), a Limited Liability Company

By: Efrain Castillo (SEAL)

STATE OF North Carolina  
COUNTY OF Guilford

I, Rachel E. Ward, a Notary Public, certify that Efrain Castillo of Castillo Properties LLC (a/k/a Castillo Properties, LLC) personally came before me this day and acknowledged that he/she is Manager of Castillo Properties LLC (a/k/a Castillo Properties, LLC), a Limited Liability Company, and that he/she, as manager, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 28th day of August, 2023.

Rachel E. Ward  
Official Signature of Notary  
Printed or typed name of Notary Rachel E. Ward

My Commission Expires: June 1, 2025

RACHEL E. WARD  
Notary Public, North Carolina  
Guilford County  
My Commission Expires  
June 01, 2025

**Exhibit "A"**  
**Property of Bekka Lynn Crull, a single woman**  
**1825 Lake Drive**

BEGINNING at an iron stake located in the North right of way line of Lake Drive, said iron stake being located North 79 deg. 40' West 395 feet from the Northwest intersection of the right of way lines of Fairview Boulevard and Lake Drive, said Beginning point also being located at the Southwest corner of the property conveyed to Nellie N. Stuttes (widow) as recorded in Deed Book 874 at Page 583; running thence from said Beginning point with the North right of way line of Lake Drive, North 79 deg. 40' West 104.7 feet to an iron stake; running thence North 2 deg. 23' East 216.7 feet to an iron stake; running thence South 79 deg. 05' East 105.3 feet to an iron stake; running thence South 2 deg. 36' West 215.2 feet to the point and place of BEGINNING. Also being designated as Lot No. 22B, Block 3957, Southfork Township on the Forsyth County Tax Map.

The subject property is the same as that property described in Deed Book 3747, Page 4294, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6823-02-5937.000 on the Forsyth County Tax Maps.