

2023030404 00111

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$220.00

PRESENTED & RECORDED
09/05/2023 03:21:55 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3771

PG: 2413 - 2414

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **\$220.00**

Parcel Identifier No.: **6844-13-0708.000**

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: **Lot No. 13, Green Park, Inc.**

THIS DEED made 1st day of September, 2023 by and between

GRANTOR	GRANTEE
Tommy Camacho Gutierrez, A single person	Erendira Galindo and spouse Elvis Hernandez Catalan
<u>Mailing Address:</u> 5422 Old Rural Hall Road Winston-Salem, NC 27105	<u>Mailing/ Property Address:</u> 2627 Sink Steet Winston-Salem, NC 27107
SUBJECT PROPERTY IS NOT THE GRANTOR'S PRIMARY RESIDENCE	

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:

BEING KNOWN AND DESIGNATED as Lot 13 as shown on the map of Green Park, Inc. said map being of record in Plat Book 14, Page 5, Forsyth County Registry.

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.

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.

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

Tommy Camacho Gutierrez (SEAL)
Tommy Camacho Gutierrez

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 **Tommy Camacho Gutierrez** personally appeared before me and acknowledged the execution of the foregoing instrument for the purpose stated therein and, in the capacity, indicated.

Witness my hand and Notarial stamp or seal this 1st day of September, 2023.

My Commission Expires: 03-07-27 ²⁰²⁶

Notary Public: Evelin Silva Bernal

