



2023031785 00090

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$50.00

PRESENTED & RECORDED:
09-15-2023 12:57:47 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3773
PG: 561-563

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$50.00 Parcel Identifier No. Verified by _____ County on the ____ day of _____,
20____
By: Page 179

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: Lot 18 Block 5 Bon Air PB 3 Pg 25

THIS DEED made this 14 day of September, 2023 by and between

GRANTOR	GRANTEE
Bryan K Martin	Wilberto Gonzalez 2410 Glenn Ave 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 3160 page 521.

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

A map showing the above described property is recorded in Plat Book ____ page ____.

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.

Bryan K Martin
Name: Bryan K Martin

Name:

Name:

Name:

Entity Name

By: _____

Name: _____

Title: _____

By: _____

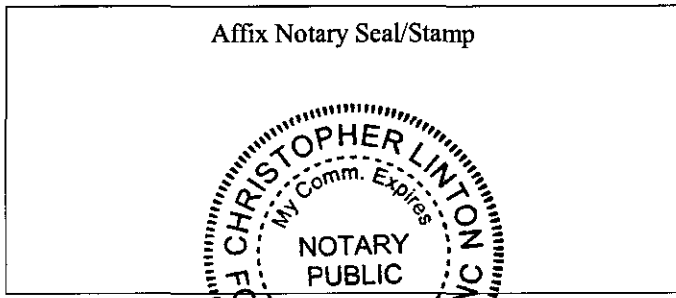
Name: _____

Title: _____

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, Christopher Linton, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 14 day of September, 20 23 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):

Bryan K Martin



CL
Notary Public (Official Signature)
My commission expires: 29 Jul 25

Exhibit A

Beginning at an iron stake on the West side of Glenn Avenue, said stake being 350 feet South of the southwest intersection of Glenn Avenue and 25th Street; thence West parallel with 25th Street 150 feet to a stake in the East line of a 15 foot alley; thence South along said alley 50 feet to a stake; thence East along the North line of Lot No. 19, 150 feet to a stake in the West line of Glenn Avenue; thence North along the West line of Glenn Avenue 50 feet to the place of beginning, being known and designated as Lot No. 18, Block 5, as shown on the Map entitled Bon Air property, recorded in Plat Book 3, Page 25, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Property Address: 2410 Glenn Avenue
Winston-Salem, NC 27105

PIN: 6836-35-4270.00