

**2023032015 00151**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$60.00**

PRESENTED &amp; RECORDED

09/18/2023 03:16:06 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3773

PG: 1925 - 1926

Excise Tax **\$60.00**

Recording Time, Book and Page

Tax Lot No. \_\_\_\_\_ Parcel Identifier No **6835-76-1725.00**  
 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 by \_\_\_\_\_

**This instrument was prepared by Jeffrey J. Berg, 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

P/O Lot 4, Wheeler Addition, PB 1, PG 12
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## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made September 13, 2023, by and between

GRANTOR

**Cleveland Creek LLC  
 222 Huntington Drive  
 Chapel Hill, NC 27514**

GRANTEE

**Juan Jose Avelar Vasquez  
 1419 Underwood Avenue  
 Winston-Salem, NC 27105**

**Property Address:  
 144 Wheeler Street  
 Winston-Salem, NC 27101**

Enter in appropriate block for each party: name, 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 or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

Fronting on the west side of Wheeler Street, 50 feet, and running back between parallel lines in a westwardly direction 72.45 feet, and being bounded on the north by Lot 3, and on the south by Lot 5, and being known and designated as the eastern part of Lot 4 as shown on the plat of Wheeler Addition recorded in Plat Book 1, Page 12 in the Office of the Register of Deeds of Forsyth County, North Carolina, and being the identical property described in deed recorded in Book 1873 at Page 3315, Forsyth County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 3743, Page 642.**

A map showing the above described property is recorded in **Plat Book 1, page 12.**

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:

**This property has    has not    been used as the primary residence of the Grantor. NCGS§105-317.2.**

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Cleveland Creek LLC

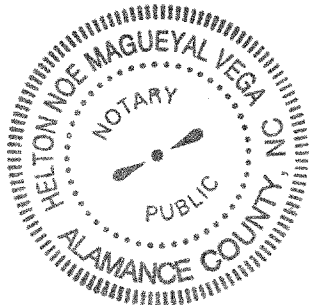
By: James Cundiff

(SEAL)

**NORTH CAROLINA**

Orange COUNTY

SEAL-STAMP



I, the undersigned, a Notary Public of said County and State, certify that **James Cundiff**, personally came before me this day and acknowledged that he is **Member-Manager of Cleveland Creek LLC**, a limited liability company and further acknowledged the due execution of the foregoing instrument on behalf of the limited liability company.

Witness my hand and notarial seal/stamp, this the 15 day of September, 2023.

My commission expires: 05/02/2027 [Signature] Notary Public