

2023033573 00140

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$240.00

PRESENTED & RECORDED

09/29/2023 02:57:28 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3775**PG: 1755 - 1756****NORTH CAROLINA GENERAL WARRANTY DEED**

Prepared By
MIDTOWN
 PROPERTY LAW

Excise Tax: \$240.00PIN: 6846-06-2112.000Return to Grantee at: Amari T. Farrell,Brief Description for Index: **Metes & Bounds**Title Insured by: Tryon Title Agency, LLC, 3811 Ed Drive, Suite 130, Raleigh, NC 27612

THIS DEED made this 29th day of September, 2023, by and between

GRANTOR(S):	GRANTEE(S):
Juan Alberto Ronquillo Morales, unmarried	Amari T. Farrell, unmarried
Forwarding Address: 1509 Little Rock Road, Charlotte, NC 28214	Mailing Address: 2543 Manchester Street, Winston-Salem NC 27105

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:

BEGINNING at a stake on the East side of Manchester Street and running in line with same 47.7 feet North to a stake; thence running East in line with the southern border of Lot No. 5, 149.5 feet to a stake; thence South in line with the West Border of Lot No. 21, 47.7 feet to a stake; thence running West in line with the North Boundary of Lot No. 3, 149.5 feet to the stake of BEGINNING. Known and designated as Lot No. 4 of the Vantage View Development. Plat of said property is recorded in Plat Book 6, page 130, in the office of the Register of Deeds, Forsyth county, North Carolina.

Property Address: 2543 Manchester Street, Winston-Salem, NC 27105

Submitted electronically by "Midtown Property Law"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Parcel ID # No. 6846-06-2112.00

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 3641, Page 2121.

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. Furthermore, 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:

Ad valorem taxes for the current year; utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property, any items that would be revealed by a true, accurate, and current survey.

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

Juan A Ronquillo
Juan Alberto Ronquillo Morales

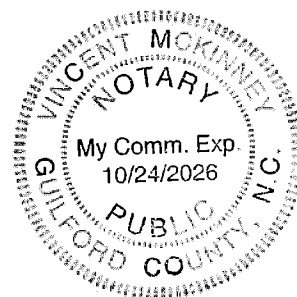
STATE OF NORTH CAROLINA
COUNTY OF Guilford

I, Vincent McKinney, Notary Public, do hereby certify that Juan Alberto Ronquillo Morales personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 29 day of
September, 2023.

Vincent McKinney
Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 10/24/2026



SEAL