

**2023034508 00041**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$40.00**

PRESENTED &amp; RECORDED

10/09/2023 10:35:13 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3776

PG: 1922 - 1924

Mail deed and tax bills to Grantee: **1712 Gray Avenue, Winston-Salem, NC 27105**

Prepared by: N. Alan Bennett (Thomas and Bennett), a North Carolina licensed attorney  
Delinquent taxes, if any, to be paid by the closing attorney to the county tax  
collector upon disbursement of closing proceeds.  
116 S. Cherry Street, Suite C, Kernersville, NC 27284  
(No Title Search or closing requested or performed by Drafting Attorney)

Excise Tax: \$40.00

Brief description: **Lot 6 and northern half of Lot 7, Overbrook Development**

## GENERAL WARRANTY DEED

THIS DEED made this 9<sup>th</sup> day of October, 2023, by and between:

GRANTOR:

**GERARDO CARRILLO-HERNANDEZ**  
(aka Gerardo Carillo Hernandez)  
and wife,  
**YURIDIA IGNACIO-HERRERA**  
(aka Yuridia Ignacio Herrera)

Grantor address:  
1125 Junia Avenue  
Winston-Salem, NC 27107

GRANTEE:

**ITZEL CISNEROS**  
and  
**YARIZLETH RUIZ**

Grantee address:  
1712 Gray Avenue  
Winston-Salem, NC 27105

The property conveyed does not include the primary residence of the Grantor.

## 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 attached **Exhibit A** which is hereby incorporated by referenceProperty Address: **1712 Gray Avenue, Winston-Salem, NC 27105**

Submitted electronically by "Thomas and Bennett"  
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 except for the following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.

Gerardo Carrillo (Seal)  
**Gerardo Carrillo-Hernandez (aka Gerardo Carillo Hernandez)**

Yuridia Ignacio Herrera (Seal)  
**Yuridia Ignacio-Herrera (aka Yuridia Ignacio Herrera)**

North Carolina, Forsyth County

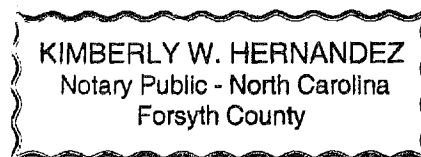
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

**Gerardo Carrillo-Hernandez and Yuridia Ignacio-Herrera**

October 9, 2023

Place notary seal below this line:

Kimberly W. Hernandez  
Notary Public – Kimberly W. Hernandez



My Commission Expires: July 25, 2025

**EXHIBIT A**

**Itzel Cisneros  
Yarizleth Ruiz  
Lot 6 and northern half of Lot 7, Overbrook Development  
1712 Gray Avenue**

**Property Description:**

**Tract One:**

BEGINNING at a stake in the West margin of Rockwell Avenue, said stake being the Southeast corner of Lot No. 6, and running thence Westwardly with the line of Lot No. 6, 140 feet to a stake, said stake being the Southwest corner of Lot No. 6; thence Southwardly 26.15 feet to a new stake in the west edge of Lot No. 7; thence Eastwardly on a new line 140 feet to a new stake in the West margin of Rockwell Avenue; thence Northwardly with the West margin of Rockwell Avenue 26.15 feet to the PLACE OF BEGINNING, and being known and designated as the Northern half of Lot No. 7, in the Overbrook Development, plat of said property recorded in Register of Deeds Office of Forsyth County, North Carolina in Plat Book 1, Page 5A.

**Tract Two:**

BEING KNOWN AND DESIGNATED as **Lot 6 on Map of Overbrook**, a map and plat of which is recorded in **Plat Book 1, Page 5A** in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.

Tract One and Tract Two are the same property as described in Book 3217, Page 2830, Forsyth County Registry and is designated as Tax PIN 6836-83-6255.00 (Block 1221, Lot 006 and 101) on the Forsyth County tax maps.