

**2023035166 00096**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$452.00**

PRESENTED & RECORDED  
 10/13/2023 12:52:20 PM

**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: ANGELA BOOE, DPTY  
**BK: RE 3777**  
**PG: 946 - 948**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$452.00

Parcel Identifier No.: 6826-95-9653.000

Mail after recording to: Grantee(s)

This instrument was prepared by: Stegall &amp; Clifford, PLLC, 445 Dolley Madison Road, Suite 102, Greensboro, NC 27410

Brief Description from the Index: Lot 4, W.R. Turner Tract

THIS DEED made this 12th day of October, 2023, by and between

<b>GRANTOR</b>	<b>GRANTEE</b>
Tara S. Jetevu, single	Luis Jose Natal, single person
Mailing Address: 3536 Monticello Commons Peachtree Corners, GA 30092	Property Address: 415 West Twenty-Fifth Street, Winston-Salem, NC 27105
	Mailing Address: 310 meadowview Drive Winston Salem, NC 27107

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 Winston-Salem, City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

**See Exhibit "A" Attached Hereto and Made a Part Hereof**

Is the property the primary residence of the Grantors? No

The property herein described was acquired by Grantor by instrument recorded in Book 2439, Page 4123, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 7, Page 49, and referenced within this instrument.

Submitted electronically by "Stegall & Clifford, PLLC"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

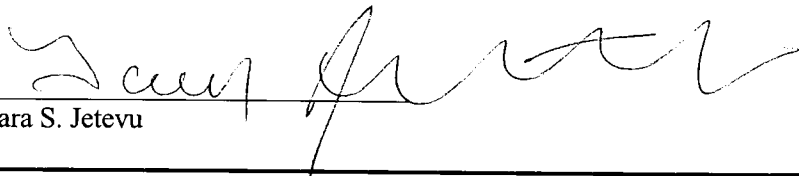
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:


Easements, rights-of-way, and restrictions of record or visible upon the described property, and to ad valorem taxes for the current year.

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.

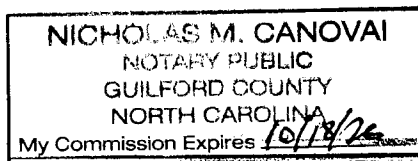
 10-15  
Tara S. Jetevu

STATE OF NORTH CAROLINA  
COUNTY OF GUILFORD

I, Nicholas M. Canovai, Notary Public, do hereby certify that Tara S. Jetevu personally appeared before me this day and acknowledged the due execution of the foregoing instrument.  
Witness my hand and official seal this 12th day of October, 2023.

  
Official Signature of Notary  
Printed or typed name of Notary

My Commission Expires: 10/18/26



### **Exhibit "A"**

BEGINNING at a stake on the north side of West 25" Street at the southeast corner of Lot 5, running thence Eastwardly 50 feet to a stake the southwest corner of Lot 3, thence Northwardly 127.2 feet to a stake the northwest corner of Lot 3; thence Westwardly 50 feet to a stake the northeast corner of Lot 5; thence Southwardly 133.7 feet to a stake in West 25" Street, the PLACE OF BEGINNING. BEING Lot 4 as shown on the Map of THE PROPERTY OF SMITHDEAL REALTY AND INSURANCE COMPANY, known as the W.R. TURNER TRACT, recorded in Plat Book 7 page 49.

Parcel ID # 6826-95-9653.000

Property Address: 415 West Twenty-Fifth Street, Winston-Salem, NC 27105