

**2023038172 00106**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$390.00**

PRESENTED & RECORDED  
 11/08/2023 03:13:58 PM

**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: ANGELA BOOE, DPTY  
**BK: RE 3780**  
**PG: 3912 - 3913**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$390.00

Parcel Identifier No. 6836-42-0281

Mail/Box to: Grantee: \_\_\_\_\_

This instrument was prepared by: Moss Woods PLLC (Jason Moss)

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 29 day of October, 2023, by and between**GRANTOR**

Maximina Garcia Benitez  
 and spouse, Valeriano Martinez Castro

3428 Tise Road  
 Yadkinville, NC 27055

**GRANTEE**

Shyrelle Walker

503 E. 14th St.  
 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 or parcel of land situated in the City of Winston-Salem, \_\_\_\_\_ Township, Forsyth County, North Carolina and more particularly described as follows:

Being all of New Lot 18 of Liberty/Patterson North Redevelopment Area, Phase 2, as shown on the plat recorded in Plat Book 45, Page 150, in the Office of the Register of Deeds of Forsyth County, North Carolina.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3760 page 2969.

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 45 page 150.

Submitted electronically by "Moss Woods 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, other than the following exceptions:

Subject to easements, covenants, restrictions and rights-of-way of record, if any.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

 (SEAL)  
Maximina Garcia Benitez

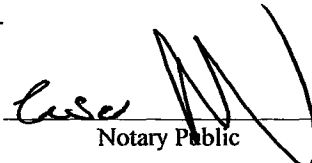
 (SEAL)  
Valeriano Martinez Castro

North Carolina

County of Guilford

I, Cesar A. Sanchez, a Notary Public of the above state and county, certify that Maximina Garcia Benitez and Valeriano Martinez Castro personally appeared before me this day and at the same time and place all of the following occurred : (a) the aforesaid individual appeared in person before me; (b) the aforesaid individual was personally known to me, or identified by me through satisfactory evidence; and (c) the aforesaid individual either indicated and acknowledged to me that the signature on the above document was his/hers, or signed the above document while in my physical presence, and while being personally observed by me doing so.

10/29/2023  
Date

  
Notary Public



My Commission Expires:

09/14/2028