

**2023038390 00180**

FORSYTH COUNTY NC FEE \$26.00  
NO TAXABLE CONSIDERATION  
PRESENTED & RECORDED  
11/09/2023 04:15:51 PM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: CARLA B FLEMING, DPTY  
BK: RE 3781  
PG: 482 - 484

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: No taxable consideration

Parcel Identifier No. 6834-85-0703.000

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_

Mail/Box to: Grantee at: 2318 Dacian St, Winston-Salem, NC 27107

**This instrument was prepared by Heather J. Kiger, a licensed North Carolina attorney. No title search requested or performed. Delinquent taxes, if any, to be paid by closing attorney to the county tax collector upon disbursement of closing proceeds.**

Brief description: Metes & bounds, Forsyth County, North Carolina.

THIS DEED made this 16<sup>th</sup> day of October, 2023, by and between

GRANTOR	GRANTEE
<p align="center"><b>CRYSTAL DAWN HAWKS, single</b></p>	<p align="center"><b>LUCIA MARIA BECERRA, single</b></p>
<p align="center">FORWARDING ADDRESS:</p>	<p align="center">PROPERTY ADDRESS:</p>
<p align="center"><b><u>2318 DACIAN STREET WINSTON-SALEM, NC 27107</u></b></p>	<p align="center"><b><u>2318 DACIAN STREET WINSTON-SALEM, NC 27107</u></b></p>
<p align="center">PROPERTY ADDRESS IS <input checked="" type="checkbox"/> IS NOT _____ GRANTOR'S PRIMARY RESIDENCE</p>	

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:

**SEE ATTACHED EXHIBIT "A"**

Submitted electronically by "Heather Kiger Law 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 all easements, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2023 and subsequent years.

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

*Crystal Dawn Hawks* (SEAL)  
**CRYSTAL DAWN HAWKS**

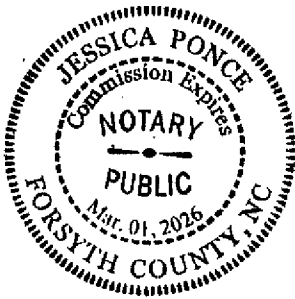
State of NC - County of Forsyth

I, Jessica Ponce, a Notary Public of Forsyth County,  
State of NC, certify that **CRYSTAL DAWN HAWKS** personally  
appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 16<sup>th</sup> day of October, 2023.

(SEAL)

*Jessica Ponce* Notary Public  
My Commission Expires: 03-01-2026



## EXHIBIT "A"

BEGINNING at an iron stake, the northwest intersection of Devonshire and Dacian Streets; running thence along the north line of Devonshire Street North  $77^{\circ} 15'$  West 100 feet to an iron stake, the southeast corner of Lot No. 25; running thence along the east line of Lot No. 25, North  $12^{\circ} 25'$  East 100 feet to a new point in the east line of Lot No. 25; running thence along a new line, South  $77^{\circ} 15'$  East 100 feet to a point in the west line of Dacian Street; running thence along the west line of Dacian Street, South  $12^{\circ} 45'$  West 100 feet to the point of Beginning, and being known and designated as the southern part of Lots 26 and 27 in Block 3 as shown on the Map of Wachovia Development Co., as recorded in Plat Book 8, page 81(2) in the Office of the Register of Deeds of Forsyth County, North Carolina.