

**2023038591 00161**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$116.00**

PRESENTED & RECORDED  
11/13/2023 01:18:06 PM  
**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: TIMOTHY R WILLIAMS, ASST  
**BK: RE 3781**  
**PG: 1298 - 1299**

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: 116.00

Parcel Identifier Number: Block 1782, Lot 347 Tax ID or Block & Lot: 6844-18-9703.00

Mail/Box to: Grantee at 1557 Argonne Boulevard, Winston Salem, NC 27107  
This instrument was prepared by: The Elam Law Firm, PLLC, 351 N. Peace Haven, Winston Salem, NC 27104  
Brief description for the Index: Lot 347, 348, 548, & 549, Block, Section, Phase, Map of Longview Development No. 2

THIS DEED made this December 19, 2013 by and between

GRANTOR	GRANTEE
<p>Argonne Trust</p> <p>Grantor Address:</p> <p>5186 High Point Road #7 High Point, NC 27265</p>	<p>Norma Magadan Tapia and Domingo Pascual and Anel Rubi Zavaleta Magadan</p> <p>Buyer Address: 1557 Argonne Boulevard Winston Salem, NC 27107</p> <p>Property Address:  1557 Argonne Boulevard Winston Salem, North Carolina 27107</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 or near the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows:

**Being known and designated as Lots Nos. 347, 348, 548, and 549, as shown on the map of Long View Development No. 2, as recorded in Plat Book 1, page 39A, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1228, Page 1307.

A map showing the above described property is recorded in Plat Book 1, Page 39A.

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 has doing nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against all the lawful claims of all persons claiming by, through, or under Grantor, other than the following exceptions:

\_\_\_ / \_\_\_ THIS PROPERTY  DOES  DOES NOT INCLUDE THE PRIMARY RESIDENCE OF A GRANTOR.

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

Argonne Trust

By: [Signature] AS TRUSTEE (SEAL)  
Matthew G Moger, Trustee

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH

I, the undersigned Notary Public of the aforesaid State and County, do hereby certify that Matthew G Moger, Trustee of Argonne Trust personally appeared before me this date and acknowledged the execution of the foregoing instrument for the purposes therein expressed. Witness my hand and notarial seal this the 31 day of October, 2023.

My Commission Expires: 2/11/26

[Signature]  
Brian H. Elam, Notary Public  
[Signature]

