

2023040422 00068

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$440.00

PRESENTED & RECORDED
 11/29/2023 01:27:19 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST

BK: RE 3783

PG: 2190 - 2191

This instrument prepared by Matthew S. Cheney, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds, if applicable.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$440.00

Parcel Identification No. 6838.64-4813.000 Verified by _____ County on the _____ day of _____, 20____

By: Brock & Scott

Mail/Box to: GRANTEE

This instrument was prepared by: Brock & Scott, PLLC, 1315 Westbrook Plaza Drive, Suite 100, Winston Salem, NC 27103

Brief description for the Index: Metes and bounds, 1.82 acres, more or less, Pacific Drive

PROPERTY ADDRESS: 975 Pacific Drive, Winston-Salem, North Carolina 27105

THIS DEED made this 28th day of November, 2023, by and between

GRANTOR

BRIAN MARTIN
 and wife,
MIGDALIA MARTIN

Mailing Address:

GRANTEE

ANA SILVIA ORTEGA MORONTA; and
SANTOS I. MARTINEZ HERNANDEZ
 and husband,
GILBERTO BARRIOS LAGUNAS, as tenants
 in common

Mailing address:
 975 Pacific Drive, WS, NC 27105

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:

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

BEGINNING at an iron stake in the eastern right of way a Pacific Drive, same also being the southwest corner of Lot 17-B, in Tax Block 2999 of the Forsyth County Tax Maps; thence from said iron running along the southern boundary line of said Lot 17-B, Tax Block 2999 of the for Forsyth County Tax Maps, South 87 degrees 18 minutes 12 seconds East 395.55 feet to an iron located in the western boundary line of Lot 23-B and Tax Block 2999 of Forsyth County Tax Maps; running thence South 1 degree 51 minute 44 second West 41.48 feet to an iron; thence South 89 degrees 40 minutes 29 seconds East 49.05 feet to an iron; thence South 22 degrees 49 minutes 52 seconds East 84.16 feet to an iron; thence South 1 degree 56 minutes 10 seconds East 90.45 feet to an iron; thence North 87 degrees 38 minutes 10 seconds West 336.89 feet to an iron, running along the eastern right of way line of Pacific Drive, North 33 degrees 30 minutes West 257.12 feet to the point place of **BEGINNING**; Containing 1.82 acres, more or less, as shown on the survey by Daniel W. Donathan, Registered Land Surveyor, dated June 6, 1988.

Being that same property conveyed to Brian Martin and wife, Migdalia Martin by Warranty Deed from JABS LLC dated 08/25/2021 and recorded on 08/26/2021 in Book 3636, Page 661, Forsyth County Registry.

Commonly known as 975 Pacific Drive, Winston-Salem, North Carolina 27105

Tax Parcel ID: 6838-64-4813.000

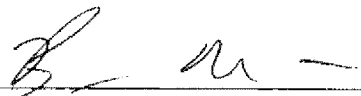
The property conveyed herein does include the primary residence of Grantor.

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:

2023 ad valorem taxes and all covenants, conditions, restrictions, easements, and rights of way of record.

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

 (SEAL)
BRIAN MARTIN

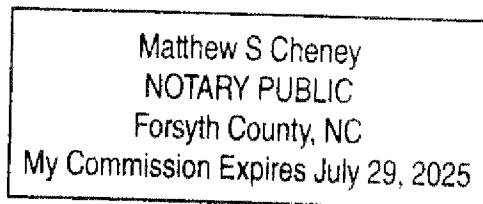
 (SEAL)
MIGDALIA MARTIN


State of North Carolina, County of Forsyth

I, Matthew S. Cheney, the undersigned Notary Public of Forsyth County and State aforesaid, certify that **BRIAN MARTIN** and **MIGDALIA MARTIN** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 28 day of November, 2023.

(Official Notary Seal/Stamp)




Notary Public

My Commission Expires: 7/29/2025