

**2023040705 00165**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$438.00**

PRESENTED & RECORDED  
11/30/2023 03:11:46 PM  
**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE, ASST  
**BK: RE 3783**  
**PG: 3764 - 3766**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$438.00

Parcel Identifier No. 6837-14-7572.000 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Grantee, 571 Alspaugh Drive, Winston-Salem, NC 27105

This instrument was prepared by: Law Office of Bryce Mayberry, 1403 Eastchester Drive, Suite 101, High Point, NC 27265

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

THIS DEED made this 30th day of November, 2023, by and between

| GRANTOR     | GRANTEE                                                                                                           |
|-------------|-------------------------------------------------------------------------------------------------------------------|
| Gladex, LLC | Fernando Alonso Saucedo (Unmarried)<br><br>Property Address:<br><br>571 Alspaugh Drive<br>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, parcel of land or condominium unit situated in the City of Winston-Salem, \_\_\_\_\_ Township, Forsyth County, North Carolina and more particularly described as follows:

*See attached.*

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3762 page 4414.  
All or a portion of the property herein conveyed \_\_\_ includes or X does not include the primary residence of a Grantor.  
A map showing the above described property is recorded in Plat Book 24 page 104.

submitted electronically by "Law Office of Bryce B. Mayberry"  
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:

All easements, restrictions and rights of way that appear of record and to 2023 ad valorem taxes which shall be paid by the grantee herein.

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

Gladex, LLC

By: Anthony I Okafor (Entity Name)

Print/Type Name & Title: Anthony I Okafor, President

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

Print/Type Name & Title: \_\_\_\_\_

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

Print/Type Name & Title: \_\_\_\_\_

\_\_\_\_\_  
Print/Type Name: \_\_\_\_\_ (SEAL)

\_\_\_\_\_  
Print/Type Name: \_\_\_\_\_ (SEAL)

 (SEAL)  
Print/Type Name: \_\_\_\_\_

\_\_\_\_\_  
Print/Type Name: \_\_\_\_\_ (SEAL)

State of \_\_\_\_\_ - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
(Affix Seal)

\_\_\_\_\_  
Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
(Affix Seal)

\_\_\_\_\_  
Notary's Printed or Typed Name

State of North Carolina - County or City of Forsyth

I, the undersigned Notary Public of the County or City of Guilford and State aforesaid, certify that Anthony I Okafor personally came before me this day and acknowledged that he is the President of Gladex, LLC, a North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 30th day of November, 2023.

My Commission Expires: May 18, 2026  
(Affix Seal)

A. Bianca Col  
Notary's Printed or Typed Name

**ATTACHMENT**

Tract No. 1: Being known and designated as Lot No. 58, as shown on the map of Northhills, Phase II, recorded in Flat Book 24 at page 104 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Tract No 2; Beginning at an iron stake in the eastern right-of-way line of Alspaugh Drive, said iron stake being the Southwest corner of Tract No. 1 hereinabove described and running thence along the southern boundary line of Tract No. 1, South 87° 14' East 109.87 feet to an iron stake; thence South 0° 55' East 2.4 feet to a point; thence along a new line North 87° 14' West 109.87 feet to a point in the eastern right-of-way line of Alspaugh Drive; thence along the eastern right-of-way line of Alspaugh Drive, North 2° 46' East 2.4 feet to the point and place of Beginning, same being the northernmost 2.4 feet of Lot No. 57 as set out upon the Map of Northhills, Phase II, Plat Book 24, page 104, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Being commonly referred to as 571 Alspaugh Drive, Winston-Salem, NC 27105. Also being designated as Tax Parcel No.: 6837-14-7572.000.