

**2024000558 00152**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX  
**\$300.00**

PRESENTED &amp; RECORDED

01/05/2024 04:09:51 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3788

PG: 1449 - 1450

**NORTH CAROLINA  
GENERAL WARRANTY DEED**Excise Tax: ~~\$~~ 300.00

Parcel Identifier No. 6827-95-4284.000

**Mail after recording to: Grantee at address shown below****This instrument was prepared by: CLINT CALAWAY, A LICENSED NORTH CAROLINA ATTORNEY.  
DELINQUENT TAXES, IF ANY, TO BE PAID BY THE CLOSING ATTORNEY TO THE COUNTY TAX  
COLLECTOR UPON DISURSEMENT OF CLOSING PROCEEDS.****ADDRESS: 380 KNOLLWOOD SREET, WINSTON-SALEM, NC 27103**THIS DEED made this 4 day of January, 2024 by and between**GRANTOR****CLARK STH LLC****7101 GREYSTONE VILLAGE COURT, CLEMMONS, NC 27012****GRANTEE****MIGUEL ANGEL ARGUETA ALVAREZ****215 MARVIN BLVD., WINSTON-SALEM, 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 and more particularly described as follows:

BEING ALL OF LOT NO. 35 AND PART OF LOT NO. 36 ON THE MAP OF MARVIN HEIGHTS AS DEPICTED IN PLAT BOOK 2, PAGE 42-A, AND PLAT BOOK 3, PAGE 42, FORSYTH COUNTY REGISTRY.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3763, Page 3934, Forsyth County Registry.

The above described property ☐ does ☒ does not include the primary residence of the Grantor.

submitted electronically by "Law Office of Clint Calaway"  
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 except for the exceptions hereinafter stated.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on the day and year first above written.

CLARK STH LLC

By: 


(SEAL)

DAVID AUSTIN CLARK, MANAGER

STATE OF NORTH CAROLINA - FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document: **DAVID AUSTIN CLARK, MANAGER OF CLARK STH LLC**. Witness my hand and official stamp or seal, this the 4 day of January, 2024.

My Commission Expires: 4/30/28

  
Notary Public

Print Notary Name: Clinton Calaway

CLINTON CALAWAY NOTARY PUBLIC Forsyth County North Carolina My Commission Expires April 30, 2028
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