

2024001554 00035

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$34.00

PRESENTED & RECORDED  
01/18/2024 11:17:27 AM

LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: ANGELA BOOE, DPTY  
BK: RE 3789  
PG: 2018 - 2020

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 34.00

Parcel Identifier No. 6834-95-3547.000 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Grantee, 0 East Devonshire St, Winston-Salem, NC 27107

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 16th day of January, 2024, by and between

**GRANTOR**  
Eufiquio Marin Polanco and spouse, Daysi De Jesus Torres Castilleja

**GRANTEE**  
Arabias MC Resurfaces and Painting Inc.

Property Address:  
0 East Devonshire St  
Winston-Salem, NC 27107

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 3618 page 1673.  
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 \_\_\_\_\_ page \_\_\_\_\_.

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.

By: \_\_\_\_\_ (Entity Name) Eutiquio M.P. (SEAL)  
Print/Type Name: Eutiquio Marin Polanco

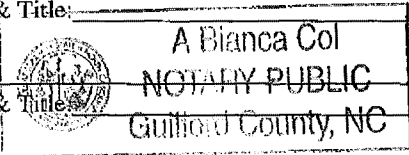
Print/Type Name & Title: \_\_\_\_\_ Daysi Torres (SEAL)  
Print/Type Name: Daysi De Jesus Torres Castilleja

By: \_\_\_\_\_ (SEAL)

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

By: \_\_\_\_\_ (SEAL)

Print/Type Name & Title: \_\_\_\_\_ Print/Type 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 Eutiquio Marin Polanco and spouse, Daysi De Jesus Torres Castilleja 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 17th day of January, 2024.

Handwritten signature of the notary public, A. Bianca Col.

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

A. Bianca Col Notary Public  
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 Public  
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 came before me this day and acknowledged that \_\_\_\_\_ he is the \_\_\_\_\_ of \_\_\_\_\_, 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

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

ATTACHMENT

Beginning at an iron stake in the north right of way line of Devonshire Street, said iron stake being located North 82° 0' West 49.62 feet from an iron stake at the intersection of the north right of way line of Devonshire Street in the west right of way line of Burgandy Street; from said beginning point thus established, thence, running with said north right of way line North 82° 0' West 50 feet to an iron stake thence, running North 8° 11' East 150.25 feet to an iron stake in the south line of a 520' alley; thence, running with said alley South 81° 45' East 50 feet to an iron stake, a corner of Tax Lot 109 on the Forsyth County Tax Maps; thence, running South 08° 11' West 150.04 feet to an iron stake, the point and place of beginning. The same being known and designated as Lot 110, Block 742 on the Forsyth County Tax Maps, as presently constituted. For further reference see Deed Book 158 at page 269 of the Forsyth County Registry.

Being commonly referred to as 0 East Devonshire St, Winston-Salem, NC 27107. Also being designated as Tax Parcel No.: 6834-95-3547.000.

24101

0 East Devonshire St, Winston-Salem, NC 27107