

2024004210 00164

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$200.00

PRESENTED & RECORDED
 02/09/2024 04:54:45 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3792

PG: 2405 - 2407

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **\$200.00**

Parcel Identifier No.: **6834-45-3659.000**

Mail/Box to: **The Ellison Law Firm, 112 North Marshall Street, Winston-Salem, NC 27101**

This instrument was prepared by: **Attorney Eric S. Ellison, a licensed North Carolina attorney.**

Brief description for the Index: **Lot No. 176, Central Terrace Property**

THIS DEED made 9th day of February, 2024 by and between

GRANTOR

**Debbie Jean W. Maples, Executor
 of the Estate of Sheba Diane Foltz
 &
 Debbie Jean W. Maples (Beneficiary
 of the Estate of Sheba Diane Foltz) and
 spouse, Jerry Dean Maples, Jr.**

**(See Estate File- 23E645,
 Forsyth County)**

**Mailing Address:
 237 Sixth Street
 Blemont, NC 28012**

GRANTEE

Aldo Marino Leana

**Mailing Address:
 43-06 72 Street, 1 Floor
 Woodside, NY 11377**

**Property Address:
 2433 Stockton Street
 Winston-Salem, NC 27127**

**SUBJECT PROPERTY IS NOT
 THE GRANTOR'S PRIMARY RESIDENCE**

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.

Submitted electronically by "The Ellison Law Firm"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

BEING Lot No. 176, fronting on the east side of Stockton Street, 50 feet front, and of that width extending Eastwardly 150 feet to an alley, as shown by the plat of Central Terrace Property on file in the Office of the Register of Deeds of Forsyth County, North Carolina, Book 108, Page 556.

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.

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

Debbie Jean W. Maples, Executor (SEAL)
Debbie Jean W. Maples,
Executor of the Estate of Sheba Diane Foltz

State of North Carolina)
 County of Forsyth)

I, the undersigned, a Notary Public in and of said County and State aforesaid, do hereby certify that **Debbie Jean W. Maples, Executor of the Estate of Sheba Diane Foltz** personally appeared before me and acknowledged the execution of the foregoing instrument for the purpose stated therein and, in the capacity, indicated.

Witness my hand and Notarial stamp or seal this 9th day of February, 2024.

My Commission Expires: 03-02-27

Notary Public: Evelin Silva Bernal



Debbie Jean W. Maples (SEAL)
Debbie Jean W. Maples,
Beneficiary of the Estate of Sheba Diane Foltz

Jerry Dean Maples, Jr. (SEAL)
Jerry Dean Maples, Jr.

State of North Carolina)

County of Forsyth)

I, the undersigned, a Notary Public in and of said County and State aforesaid, do hereby certify that **Debbie Jean W. Maples, Beneficiary of the Estate of Sheba Diane Foltz and spouse Jerry Dean Maples, Jr.** personally appeared before me and acknowledged the execution of the foregoing instrument for the purpose stated therein and, in the capacity, indicated.

Witness my hand and Notarial stamp or seal this 9th day of February, 2024.

My Commission Expires: 03-02-27

Notary Public: Avelin Silva Bernal

