

2024006031 00086FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$120.00PRESENTED & RECORDED
02/28/2024 01:15:06 PMLYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3794
PG: 3338 - 3340**NORTH CAROLINA
GENERAL WARRANTY DEED****Excise Tax: \$120.00****Parcel Identifier No.: 6834-85-0703.000**

Brief description for index:

Mail deed/taxes after recording to Grantee: **2318 Dacian Street, Winston Salem, NC 27107**This instrument was prepared by: **Patti D. Dobbins, Attorney at Law**THIS DEED made this 28th day of February, 2024 by and between**GRANTOR:****LUCIA MARIA BECERRA (Free Trader)**Address: 634 Whitford Place Court
Winston Salem, NC 27107**GRANTEE:****CATALINA SANCHEZ (unmarried)**Address: 2318 Dacian Street
Winston Salem, NC 27107

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:

See Exhibit "A" attached hereto and incorporated herein by reference.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in **Book 3781, Page 482, Forsyth County Registry.**

"This instrument prepared by: PATTI D. DOBBINS, 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."

Submitted electronically by "Patti D Dobbins, Attorney at Law, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

A map showing the above described property is recorded in Plat Book __, Page __, and referenced within this instrument.

Does the above described property include the primary residence?

☒ YES

☐ NO

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.

Title to the property hereinabove described is subject to the following exceptions:

Easements, restrictions, rights of way and declarations of record, if any.

Ad valorem taxes hereafter becoming due and payable.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors, the day and year first above written.

By: Lucia Maria Becerra (SEAL)
LUCIA MARIA BECERRA

SEALS WENDY B. MILLER Notary Public Forsyth County, NC	STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u> I, <u>Wendy B. Miller</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u> , do hereby certify that LUCIA MARIA BECERRA personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>28th</u> day of <u>February</u> , 2024. My Commission Expires: <u>10/8/2024</u> <u>Wendy B. Miller</u> Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION:

BEGINNING at an iron stake, the northwest intersection of Devonshire and Dacian Streets; running thence along the north line of Devonshire Street North $77^{\circ} 15'$ West 100 feet to an iron stake, the southeast corner of Lot No. 25; running thence along the east line of Lot No. 25, North $12^{\circ} 25'$ East 100 feet to a new point in the east line of Lot No. 25; running thence along a new line, South $77^{\circ} 15'$ East 100 feet to a point in the west line of Dacian Street; running thence along the west line of Dacian Street, South $12^{\circ} 45'$ West 100 feet to the point of Beginning, and being known and designated as the southern part of Lots 26 and 27 in Block 3 as shown on the Map of Wachovia Development Co., as recorded in Plat Book 8, page 81(2) in the Office of the Register of Deeds of Forsyth County, North Carolina.

PROPERTY ADDRESS: 2318 DACIAN STREET, WINSTON SALEM, NC 27107
PARCEL ID #: 6834-85-0703.000