

**2024006774 00124**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXTX  
**\$274.00**

PRESENTED & RECORDED  
 03/05/2024 03:28:49 PM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: CARLA B FLEMING, DPTY  
**BK: RE 3795**  
**PG: 3366 - 3368**

submitted electronically by "Graystar Legal"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **\$274.00**Parcel Identifier No.: **6836-36-1909.000**

Mail after recording to: Grantee

This instrument was prepared by:  
 Derek M. Gray or Sarah E. Banks, both licensed North Carolina Attorneys  
 Graystar Legal, 224 S. Cherry St., Suite C, Winston Salem, NC 27101

"This instrument prepared by: Derek M. Gray, 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."

Brief Description from the Index: Lot 17, Section B, as shown on map entitled "Bon Air Realty Company"

THIS DEED made this 1 day of March, 2024, by and between

**GRANTOR**

**Salvador Gomez and wife, Jacqueline Gomez**

*Forwarding address:*  
 935 Creekviee Drive  
 San Antonio, TX 78219

**GRANTEE**

**Amy Ross, unmarried, and Scott Brendlinger, unmarried;**

*Mailing Address:*  
 1304 Crestmont Avenue  
 Roseville, CA 95661

**and Denise Marie Korrey, unmarried,**

*Mailing Address:*  
 122 N North 4<sup>th</sup> Street  
 Lake Mary, FL 32746

**All As Joint Tenants with Right of Survivorship**

**Property Address:**  
**2826 Patterson Avenue**  
**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 situated in the City of **Winston-Salem**, **Forsyth** County, North Carolina and more particularly described as follows:

**See Attached Exhibit "A"**

The property herein described  is or  is not the primary residence of the Grantors.  
(NC GS § 105-317.2)

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 2651, Page 3.**

A map showing the above-described property is recorded in **Map Book 3, Page 25.**

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:

- Enforceable easements, restrictions and rights of way of record.
- Current Year Ad Valorem Taxes

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

Salvador Gomez  
Salvador Gomez

Jacqueline Gomez  
Jacqueline Gomez

STATE OF Texas

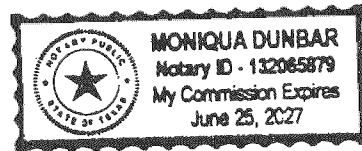
COUNTY OF Bexar

I, Monique Dunbar, Notary Public, do hereby certify that Salvador Gomez and Jacqueline Gomez, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 1 day of March, 2024.

Monique Dunbar  
Official Signature of Notary

Monique Dunbar  
Printed Notary Name



My Commission Expires: 6/25/2027

[seal]

## **Exhibit "A"**

BEING LOT NO. 17, SECTION B, AS SHOWN ON THE MAP ENTITLED "BON AIR REALTY COMPANY", MADE BY J.E. ELLERBE, C.E., AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS, FORSYTH COUNTY, NORTH CAROLINA IN PLAT BOOK 3, PAGE 25 AND BEING THE SAME PROPERTY CONVEYED TO WILLIAM O. MILLER AND WIFE, MAUDE E. MILLER BY C. T. H. CORPORATION BY DEED DATED MAY 28, 1943 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA IN THE DEED BOOK 505 AT PAGE 167.

More commonly known as: 2826 Patterson Avenue, Winston-Salem, NC 27105

Parcel ID No: 6836-36-1909.000