

2024007849 00030

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$300.00

PRESENTED & RECORDED

03/14/2024 09:56:52 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3796

PG: 4366 - 4367

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$300.00

Parcel Identifier No.: 6834-75-7928

Mail/Box to: Juan Carlos Umanzor Estrada and wife, Gregoria de Jesus Valente, 620 E. Sprague St., Winston
 Salem, NC 27107

*This instrument was prepared by: David T. Kasper, 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 for the index: Lot 7, Blk 3, Wachovia Dev. Corp.

THIS DEED made this 14th day of March, 20 24, by and between:

GRANTOR	GRANTEE
Marquis Williams, an unmarried man Forwarding address: 7979 Edwards Rd. Castalia, NC 27816	Juan Carlos Umanzor Estrada and wife, Gregoria de Jesus Valente Buyer mailing address: 620 E. Sprague St. 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, parcel of land or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot Number 7, Block 3, as shown on the plat of the Property of the 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, reference to which is hereby made for a more particular description.

The property herein conveyed includes the primary residence of a Grantor.

For back title see Deed Book 1321, Page 263, Forsyth County Registry.

Submitted electronically by "Kasper & Payne, P.A."
 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, other than the following exceptions: Easements, restrictions of record, and ad valorem taxes for 2024 and subsequent years.

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

Marquis Williams
Marquis Williams

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, Melanie J. Snow, a Notary Public, do hereby certify that Marquis Williams personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and (where an official seal is required by law) official seal.

This the 14 day of March, 20 24.

Melanie J. Snow
Printed-Name: Melanie J. Snow
My Commission Expires: 11/21/2027

