



2024008566 00089

FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$234.00

PRESENTED & RECORDED:  
03-20-2024 12:44:36 PM

LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: ANGELA BOOE, DPT

BK: RE 3797  
PG: 3939-3945

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$234.00 Parcel Identifier No. Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_

Mail/Box to: Dineyda Gomez Urieta and Misael Lopez Flores, 2652 S. Main St., Winston Salem, NC 27101

This instrument was prepared by: Mark J. Chiarello, 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 218 of Central Terrace

THIS DEED made this 19 day of March, 2024 by and between

GRANTOR

GRANTEE

Allen Calloway and spouse Bettie Calloway, and  
Phyllis Wooten, a widow, and  
Deborah Johnson and spouse William Johnson Jr.,  
and David Calloway, a single man, and  
Tamra Brady, a single woman

Dineyda Gomez Urieta and Misael Lopez Flores  
2652 S. Main St.  
Winston Salem, NC 27101

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

See Exhibit A

The property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_ page \_\_\_\_.

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 ~~that~~ Book 108 page 557  
Deed

Original to: Christopher Linton

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, rights of way of public record and current year ad valorem taxes.

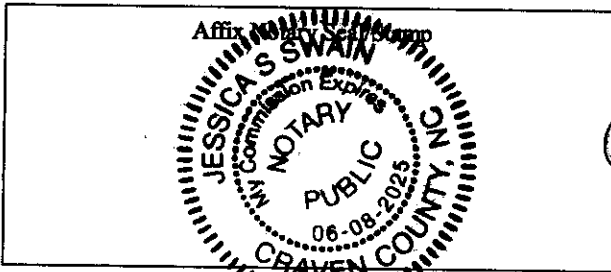
IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina , if an entity by its duly authorized representative.

Allen Calloway  
Name: Allen Calloway

Bettie Calloway  
Name: Bettie Calloway

STATE OF NORTH CAROLINA, COUNTY OF Craven

I, Jessica Swain, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 18th day of March, 2021 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):  
Allen Calloway and Bettie Calloway

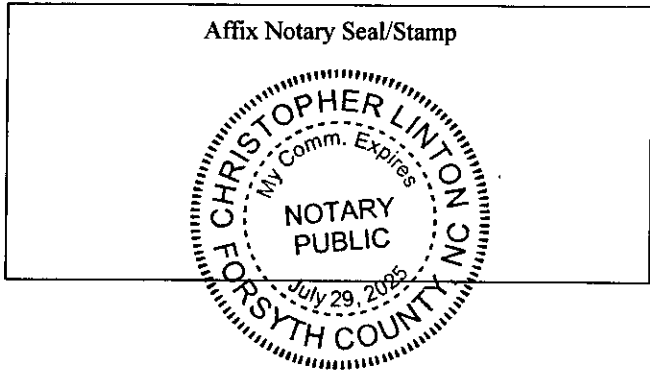


Jessica Swain  
Notary Public (Official Signature)  
My commission expires: 06/08/25

Charles R Wooten JR POA  
Name: Phyllis Wooten

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, Christopher Linton, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 19 day of March, 20 24 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):  
Charles Wooten, JR., POA for Phyllis Wooten



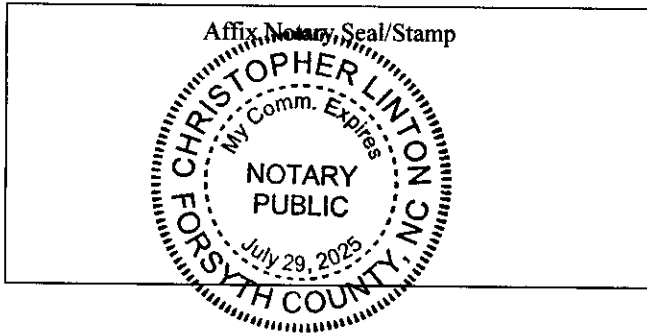
[Signature]  
Notary Public (Official Signature)  
My commission expires: 29 Jul 25

Tamra Brady

Name: Tamra Brady

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, Christopher Linton, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 19 day of March, 20 24 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):  
Tamra Brady



[Handwritten Signature]

Notary Public (Official Signature)

My commission expires: 29 July 25

Deborah Johnson  
Name: Deborah Johnson

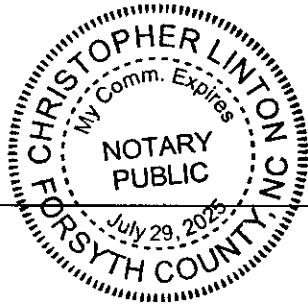
William Johnson  
Name: William Johnson

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, Christopher Linton a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 19 day of March, 20 24 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):

Deborah Johnson and William Johnson

Affix Notary Seal/Stamp



[Signature]

Notary Public (Official Signature)

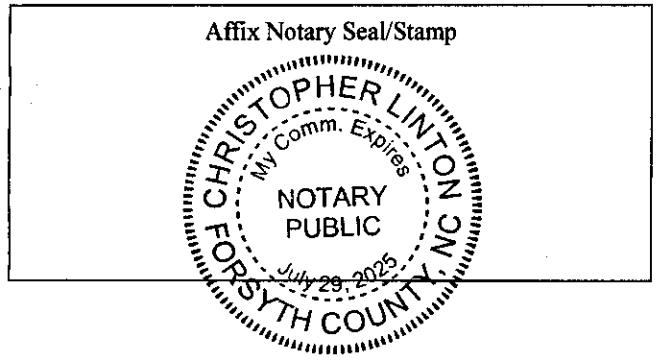
My commission expires: 29 July 25

David Calloway by Deborah Johnson POA  
Name: David Calloway

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, Christopher Linton, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 24<sup>th</sup> day of March, 20 24 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):

David Calloway by Deborah Johnson, POA



[Signature]  
Notary Public (Official Signature)  
My commission expires: 29 Jul 25

Exhibit A

BEGINNING at an iron stake on the east side of Main Street, the northwest corner of Lot No. 217 and running thence eastwardly with the north line of Lot 217, 150 feet to an iron stake in the west margin of a 15 foot alley, the northeast corner of Lot 217; thence with the west margin of said 15 foot alley northwardly 50 feet to an iron stake, the southeast corner of Lot 219; thence with the south line of Lot No. 219 westwardly 150 feet to an iron stake in the east margin of Main Street, the southwest corner of Lot No. 219; thence with the east margin of South Main Street southwardly 50 feet to the beginning, and being known and designated as Lot No. 218 on the plat of Central Terrace Company, said plat being recorded in Deed Book No. 108, page 557, Register of Deeds Office of Forsyth County, North Carolina..