

2024010099 00093

FORSYTH COUNTY NC FEE \$26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
04/02/2024 01:58:00 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST
BK: RE 3799
PG: 3482 - 3483

NORTH CAROLINA GENERAL WARRANTY DEED

EXCISE TAX: NTC

Mail after recording to: Grantee @ ~~825 CHARLES CT WINSTON SALEM NC 27107~~

This instrument prepared by: Voula Boutis, Esq. A LICENSED N.C. ATTORNEY

227 Waketown Ave W-S - NC 27105
DELINQUENT TAXES, IF ANY, TO BE PAID BY THE CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR
UPON DISBURSEMENT OF CLOSING PROCEEDS.

NO TITLE SEARCH REQUESTED OR PERFORMED

Brief Description for the Index: LOT 24, MAP OF ROSIE STREET HOMES

TAX PARCEL #6834-91-3838.000

THIS DEED made this 2ND day of APRIL, 2024, by and between

GRANTOR: JUAN US COLAJ, UNMARRIED

Mailing Address: 825 Charles Ct Winston Salem NC 27107

**GRANTEE: JUAN US COLAJ, UNMARRIED, AND;
TANYA CASTRO MAYO, UNMARRIED**

Property Address: 825 Charles Ct, 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:

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 being more particularly described as follows:

This is the primary residence of the Grantor. (N.C.G.S. S105-317.2)

Submitted electronically by "LAW OFFICE OF VOULA BOUTIS"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF FORSYTH, STATE OF NORTH CAROLINA, AND IS DESCRIBED AS FOLLOWS:

BEING KNOWN AND DESIGNATED AS LOT NO. 24, AS SHOWN ON THE MAP OF ROSIE STREET HOMES, RECORDED IN PLAT BOOK 24 AT PAGE 11 IN THE OFFICE OF THE REGISTER. OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION

PROPERTY ADDRESS: 825 CHARLES COURT, WINSTON SALEM, NC 27107

Prior instrument reference: Book 3799 at Page 3329

A map showing the above-described property is recorded in Plat Book at Page

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 the 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 the Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

All easements, restrictions and rights of way of record, if any, and ad valorem taxes for the current and all subsequent years

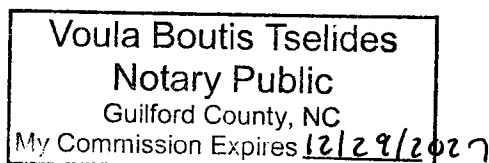
IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand and seal the day and year first above written.


Juan US Colaj (SEAL)
JUAN US COLAJ

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

I, Voula Boutis Tselides, a Notary Public of GUILFORD County and State aforesaid, certify that **JUAN US COLAJ**, principal(s), personally appeared before me this day, and I have seen satisfactory evidence of the principal's identity, by current State or Federal identification with the principal's photograph in the form of a passport, and the principal acknowledged to me that voluntarily signed the foregoing document for the purpose therein and in the capacity indicated.

WITNESS my hand and official stamp/seal, this 2ND day of APRIL 2024.





Notary Public

My commission expires: 12/29/2027