

**2024010509 00195**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$265.00**

PRESENTED &amp; RECORDED

04/04/2024 04:48:22 PM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

**BK: RE 3800****PG: 1291 - 1294****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$265.00

Parcel Identifier No. 6834-42-8768

Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_

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

Mail to: Atlas Orange, 109 East Mountain Street – Suite D, Kernersville, NC 27284

This instrument prepared by: Joseph Orenstein, a licensed North Carolina attorney, for Atlas Orange

*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 487, EAST CENTRAL TERRACE, PB 4 PG 61

THIS DEED made the 23 day of March, 2024, by and between

GRANTOR	GRANTEE
<b>Richard Paul Jarminski (unmarried)</b>	<b>Antonio Yanez Trejo</b>
Grantor Address: 334 Amberwick Lane Brea, CA 92821	Property Address: 2844 Lomond Street Winston-Salem, NC 27127

*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 by reference.**The property herein described [ ] is or  is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 3431, Page 3593, Forsyth County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto

submitted electronically by "Orenstein 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.

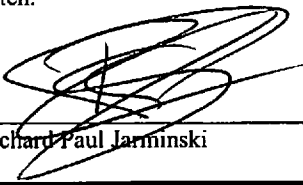
belonging to the Grantee in fee simple.

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:

Subject to easements, rights of way, and other restrictions of record.

*(signatures to follow)*

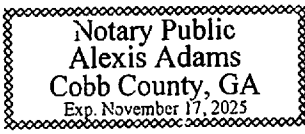
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.


  
\_\_\_\_\_  
Richard Paul Jarminski (SEAL)

STATE OF Georgia  
COUNTY OF Dougherty

I, the undersigned Notary Public, do hereby certify that Richard Paul Jarminski personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 23 day of March, 2024.



  
\_\_\_\_\_  
Alexis Adams Notary Public  
My commission expires: 11/17/25

**Exhibit "A"**  
**Property of Antonio Yanez Trejo**  
**2844 Lomond Street**

LYING AND BEING IN WINSTON TOWNSHIP, FORSYTH COUNTY, NORTH CAROLINA, AND BEING KNOWN AND DESIGNATED AS LOT NO. 487, AS SHOWN ON THE MAP OF EAST CENTRAL TERRACE AS RECORDED IN PLAT BOOK 4 AT PAGE 61 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, TO WHICH MAP FURTHER REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

The subject property is the same as that property described in Deed Book 3431, Page 3593, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6834-42-8768 on the Forsyth County Tax Maps.