

2024011531 00161

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$330.00

PRESENTED & RECORDED
 04/12/2024 03:56:49 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3801
PG: 2641 - 2644

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$330.00

Parcel Identifier No. 6843-19-3996.000

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 189, Easton Development, Pl 14, Page 23 (4)

THIS DEED made the __11__ day of __April_____, 2024, by and between

GRANTOR	GRANTEE
Jeyson Renieri Pineda Morales (unmarried)	Deysy Ruiz-Perez (unmarried)
Grantor Address: 1728 Crater Lane Yadkinville, NC 27055	Property Address: 3506 Tyler Street Southeast 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 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 3768, Page 4339, 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.

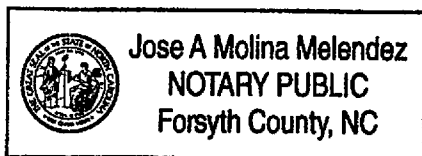
Jeyson Renieri Pineda Morales (SEAL)
Jeyson Renieri Pineda Morales

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, the undersigned Notary Public, do hereby certify that Jeyson Renieri Pineda Morales 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 11TH day of APRIL, 2024.



Jose A Molina Melendez
JOSE ARLIN MOLINA MELENDEZ Notary Public

My commission expires: July 24, 2028

Exhibit "A"

**Property of Deysy Ruiz-Perez (unmarried)
3506 Tyler Street Southeast**

BENG KNOWN AND DESIGNATED as Lot No. 189 as shown on the map of Easton Development, as recorded in Plat Book 14, Page 23 (4), 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 subject property is part of that property described in Deed Book 3768, Page 4339, Forsyth County Registry and is further designated as part of Tax Parcel Identifier Number 6843-19-3996.000 on the Forsyth County Tax Maps.