

2024011627 00073

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$466.00

PRESENTED & RECORDED
04/15/2024 12:43:41 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: TIMOTHY R WILLIAMS, ASST
BK: RE 3801
PG: 3119 - 3121

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: ~~\$466.00~~
466.00

Parcel Identifier No. 6847-24-0349.000

Mail after recording to: Grantee at address shown below

**This instrument was prepared by: CLINT CALAWAY, A LICENSED NORTH CAROLINA ATTORNEY.
DELINQUENT TAXES, IF ANY, TO BE PAID BY THE CLOSING ATTORNEY TO THE COUNTY TAX
COLLECTOR UPON DISURSEMENT OF CLOSING PROCEEDS.**

ADDRESS: 380 KNOLLWOOD SREET, WINSTON-SALEM, NC 27103

THIS DEED made this 12th day of March 2024 by and between

**GRANTOR
DO DREAMS, INC.
3509 BLAIRWOOD STREET, HIGH POINT, NC 27265**

**GRANTEE
ROMELIA DAMIAN MARIN, A MARRIED WOMAN AND BENJAMIN GARCIA, A SINGLE MAN,
AS JOINT TENANTS
4202 CARVER SCHOOL ROAD, WINSTON-SALEM, NC 27105**

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 and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF FULLY SET FORTH.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3766, Page 3904, Forsyth County Registry.

The above-described property does does not include the primary residence of the Grantor.

EXHIBIT A

BEGINNING at an iron pipe in the northern right-of-way of White Street, said iron being the southeast corner of Lot 6, Section 3, Whitefield Property as described in Plat Book 9, page 178, Forsyth County Registry and the southwest corner of Lot 7, runs thence with the eastern line of Lot 6, N 00-30-00 E 85.00' to an iron pipe, runs thence with a new line through Lot 8, S 87-31-00 E 115.84' to an iron in the western right-of-way of Carver School Road, runs thence with the western right-of-way of Carver School Road, S 12-06-51 W 86.22' to a point at the intersection of Carver School Road and White Street, runs thence along the northern right-of-way of White Street, N 87-31-00 W 101.41' to the point and place of **BEGINNING**, containing 9232 square feet and being all of Lot 7 and the southern 35' of Lot 8, Section 3, Whitefield Property.