

**2024011672 00117**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$64.00**

PRESENTED & RECORDED  
04/15/2024 02:56:54 PM

**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE, ASST

**BK: RE 3801**  
**PG: 3323 - 3324**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$64.00

Block 0910A, Lot 008  
PIN 6826-90-0994.00

Grantor Address: 3609 Greystone Drive  
Winston-Salem, NC 27107

Grantee's Address: 875 W. 11<sup>th</sup> Street  
Winston-Salem, NC 27105

This instrument was prepared by: R. Brandt Deal-Box 9 No Title Search  
Brief Description for the Index: Lot 8, Carver Crest, PB 10, PG 171

This Deed made this 15 day of April, 2024, by and between

**GRANTOR: Pat L. Taylor and wife, Patsy W. Taylor**

**GRANTEE: Fernando Bustos Avila**

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 Grantors, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, have and by these presents do 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:

**BEING KNOWN AND DESIGNATED** as Lot 8, in Block "A", as shown on the Map of CARVER CREST as recorded in Plat Book 10, Page 171 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

**All or a portion of the property herein conveyed does not include the primary residence of the Grantors.**

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 Grantors covenant with the Grantee, the Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Easements and restrictions of record, if any and 2023 ad valorem taxes.

Submitted electronically by "Hatfield, Mountcastle, Deal, VanZandt & Mann, LLP"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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

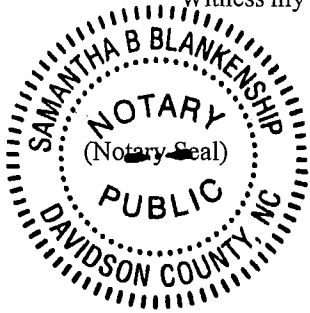
Pat L. Taylor (Seal)  
Pat L. Taylor

Patsy W. Taylor (Seal)  
Patsy W. Taylor

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH:

I, Samantha B. Blankenship, A Notary Public of Forsyth County, State of North Carolina, certify that Pat L. Taylor and wife, Patsy W. Taylor personally came before me this day and they acknowledged to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and official stamp or seal, this 15<sup>th</sup> day of April, 2024



Samantha B. Blankenship  
Notary Public

My Commission Expires: 10-16-27