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FORSYTH COUNTY NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 04/24/2024 01:57:43 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3803
PG: 764 - 766

NORTH CAROLINA NON-WARRANTY DEEDExcise Tax: NTC

Parcel Identifier No. 6836-74-3763.00 Verified by _____ County on the ____ day of _____, 20 ____
 By: _____

Mail/Box to: Grantee, 1414 East Twenty Third Street, Winston-Salem, NC 27105This instrument was prepared by: Law Office of Bryce Mayberry, 1403 Eastchester Drive, Suite 101, High Point, NC 27265

Brief description for the Index: _____

THIS DEED made this 18th day of April, 2024, by and between

GRANTOR

GRANTEE

Gustavo Elthon Rodriguez Mora (Unmarried)

Maria G Castillo Cabrera (Unmarried)

Property Address:

1414 East Twenty Third Street
 Winston-Salem, NC 27105

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of Winston-Salem, _____ Township, Forsyth County, North Carolina and more particularly described as follows:

SEE ATTACHED

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3754 page 861.All or a portion of the property herein conveyed ____ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book _____ 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.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

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

By: _____

Print/Type Name & Title: _____

By: _____

Print/Type Name & Title: _____

By: _____

Print/Type Name & Title: _____

Gustavo Elthon Rodriguez Mora (SEAL)
Print/Type Name: Gustavo Elthon Rodriguez Mora

Print/Type Name: _____ (SEAL)

Print/Type Name: _____ (SEAL)

Print/Type Name: _____ (SEAL)

State of North Carolina - County or City of Guilford

I, the undersigned Notary Public of the County or City of Guilford and State aforesaid, certify that Gustavo Elthon Rodriguez Mora personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 24th day of April, 2024.

My Commission Expires: January 29, 2029
(Affix Seal)

Trithzy Danelly Romero
Trithzy Danelly Romero Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that _____ he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, _____ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

ATTACHMENT

Lying and being in Forsyth County, North Carolina and situated in North Winston on the South Side of Balsely Street (Now 23 rd Street), Beginning at an iron stake 200 feet from Eutaw Street; running thence in a Westerly direction of 50 feet and of that same width back South 150 feet to an alley. The above lot being known and designated as Lot No 4 on the map of Fairview Heights Andrews Addition, recorded in office of the Register of Deeds of Forsyth County, in Deed Book 97 at Page 592, which see for a more particular description of said property, for further reference deed recorded in Deed Book 371, Page 82.

NO TITLE SEARCH REQUESTED FOR PERFORMED.

Being commonly referred to as 1414 East Twenty Third Street, Winston-Salem, NC 27105. Also being designated as Tax Parcel No.: 6836-74-3763.00.