

**2024012997 00083**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$68.00**

PRESENTED & RECORDED  
 04/25/2024 01:40:54 PM

**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: OLIVIA DOYLE, ASST  
**BK: RE 3803**  
**PG: 1635 - 1637**

**NORTH CAROLINA  
 GENERAL WARRANTY DEED**

**Excise Tax: \$68.00**

**Parcel Identifier No.: 6844-87-2936.000**

Brief description for index:

Mail deed/taxes after recording to Grantee: **2929 Poinsetta Drive, Winston Salem, NC 27107**

This instrument was prepared by: **Patti D. Dobbins, Attorney at Law**

THIS DEED made this 25<sup>th</sup> day of April, 2024 by and between

**GRANTOR:**

**RESTORATION CHRISTIAN FELLOWSHIP,  
 INT'L – A North Carolina Non-Profit Corporation**

Address: 115 S. Sina Street  
 Troutman, NC 28166

**GRANTEE:**

**MARIANO MARCIAL CAMPECHANO and  
 wife, HEIDDIE MARIN BUSTOS**

Property Address: 1748 Salem Lake Road  
 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.

WITNESSTH, 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 herein by reference.**

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book **3367**, Page **3401**, **FORSYTH** County Registry.

"This instrument prepared by: PATTI D. DOBBINS, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds."

Submitted electronically by "Patti D Dobbins, Attorney at 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.

A map showing the above described property is recorded in Plat Book \_\_, Page \_\_, and referenced within this instrument.

Does the above described property include the primary residence? ☐ YES ☒ NO

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 Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Restrictive covenants, easements and rights of way of record, if any.

Ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors, the day and year first above written.

RESTORATION CHRISTIAN FELLOWSHIP, INT'L:

By: Violet Richardson  
VIOLET RICHARDSON

Title: President

SEAL-STAMP <b>WENDY B. MILLER</b> Notary Public Forsyth County, NC	STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u>
	I, <u>Wendy B. Miller</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u> , do hereby certify that <b>VIOLET RICHARDSON</b> personally came before me this day and acknowledged that he/she is President of <b>RESTORATION CHRISTIAN FELLOWSHIP, INT'L</b> , and acknowledged, on behalf of <b>RESTORATION CHRISTIAN FELLOWSHIP, INT'L</b> , the grantor, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>25<sup>th</sup></u> day of <u>April</u> , 2024.  My Commission Expires: <u>01/01/2024</u> <u>Wendy B. Miller</u> Notary Public

## EXHIBIT "A"

## LEGAL DESCRIPTION

Beginning, at a  $\frac{3}{4}$ " existing iron pipe in the southern right-of-way line of Waughtown Street, said pipe being the Northwest corner of the within described lot, said iron further being the Northeast corner of lot 2 as shown on the C.L. Masten plat recorded in Plat Book 13 Page 30 in the Forsyth County Office of the Register of Deeds; and running thence North 76 deg. 34'00" E for 52.88 feet to a  $\frac{3}{4}$ " existing iron pipe in the western right-of-way line of Salem Lake Road; thence running with the western right-of-way line of Salem Lake Road South 68 deg. 36' 05" E for 26.96 feet to a  $\frac{3}{4}$ " existing iron pipe; thence running South 14 deg. 13'00"E for 182.60 feet to 1" existing iron rebar, then continuing along the same course for 74.76 feet to a 1' existing iron pipe, then continuing along the same course for 74.84 feet to a point in tree located at the Southeast corner of the within described lot, said point being the Northeast corner of the adjoining lot 10 as shown on the above referred to Plat; thence running South 74 deg. 56'35" W along a line forming the northern boundary of lots 10, 9, and 8 as shown on the above referred to Plat for 70.00 feet to pinch top existing iron pipe, then continuing along the same line for 69.51 feet to a 1  $\frac{1}{2}$ " existing iron pipe, then continuing along the same line for 70.15 feet to a  $\frac{3}{4}$ " existing iron pipe, said iron being the Northwest corner of Lot 8 as shown on the above referred to Plat; thence running North 14 deg. 01' 25" W for 74.92 feet to a 1" existing iron pipe (bent/nail), said point being the Northeast corner of Lot 7 as shown on the C.L. Masten plat recorded in Plat Book 13 Page 30 in the Forsyth County Office of the Register of Deeds; thence running South 75 deg. 25' 50" W for 79.97 feet to a 1" existing iron rebar; thence running North 00 deg. 02' 25"W for 77.48 feet to a  $\frac{3}{4}$ " existing iron rebar said iron being the Southwest corner of lot 3 as shown on the above referred to Plat; thence running North 75 deg. 04' 40" E along a line forming the southern boundary of lot 3 and lot 2 as shown on the above referred to Plat for 120.46 feet to an axle (bent/nail), then continuing along the same line for 74.69 feet to an axle; thence running North 14 deg. 05' 10" W for 199.75 feet to the point and place of the Beginning.

Being all of Lots 4 and Lot 5 and a portion of Lot 1 as shown on the above referred to Plat. Said Property is presently shown on the Forsyth County Tax Maps as Lots 1B, 4 and 5 in Book 2640.

PROPERTY ADDRESS: 1748 SALEM LAKE ROAD, WINSTON SALEM, NC 27107

PARCEL ID #: 6844-87-2936.000