

**2024013558 00099**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$120.00**PRESENTED & RECORDED  
04/30/2024 11:56:41 AM**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: CARLA B FLEMING, DPTY**BK: RE 3804****PG: 533 - 535****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$120.00

Parcel Identifier No.: 6834-80-7309.000

Mail after recording to: Grantee(s)

This instrument was prepared by: Stegall &amp; Clifford, PLLC, 445 Dolley Madison Road, Suite 102, Greensboro, NC 27410

Brief Description from the Index: Lots 9 and 10, E.B. Cassel Farm

THIS DEED made this 29<sup>th</sup> day of April, 2024, by and between

<b>GRANTOR</b>	<b>GRANTEE</b>
Barbara Rivers, unmarried	Oscar Armando Zepeda, unmarried
Mailing Address: 127 North Cameron Avenue Winston-Salem, NC 27101	Property Address: 819 Ferndale Avenue, Winston-Salem, NC 27107
	Mailing Address: 1230 Motor 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 situated in Winston-Salem, City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

**See Exhibit "A" Attached Hereto and Made a Part Hereof**Is the property the primary residence of the Grantors? **No**The property herein described was acquired by Grantor by instrument recorded in Book 2277, Page 73, Forsyth County Registry.A map showing the above described property is recorded in Plat Book 3, Page 84, and referenced within this instrument.

Submitted electronically by "Stegall & Clifford, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 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 except for the exceptions hereinafter stated.

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

Easements, rights-of-way, and restrictions of record or visible upon the described property, and to ad valorem taxes for the current year.

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

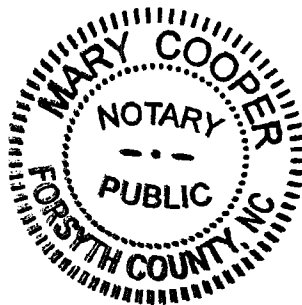
Barbara Rivers  
Barbara Rivers

STATE OF North Carolina  
COUNTY OF Forsyth

I, Mary Cooper, Notary Public, do hereby certify that Barbara Rivers personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 29<sup>th</sup> day of April, 2024.

Mary Cooper  
Official Signature of Notary  
Printed or typed name of Notary

My Commission Expires: 4-16-28



**Exhibit "A"**

BEING Lot Nos. Nine (9) and Ten (10), Block C, of E. B. CASSEL FARM, as shown on a map of same recorded in Plat Book 3, Page 84, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which plat reference is hereby made for a more particular description. For further reference see Book 1909, Page 3989 and Book 1047, Page 1341, Forsyth County Registry.

Parcel ID # 6834-80-7309.000

Property Address: 819 Ferndale Avenue, Winston-Salem, NC 27107