

**2024014496 00067**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$390.00**

PRESENTED & RECORDED  
05/07/2024 12:53:06 PM

**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: ANGELA BOOE, DPTY

**BK: RE 3805**  
**PG: 1359 - 1360**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 390.00

Parcel Identifier No.: 6834-44-3653 (Block 1295, Lot 157)

Mail tax bills to Grantee: 2609 Stockton Street, Winston-Salem, NC 27127

This instrument was prepared by: T. Thomas Kangur, Jr., 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.

Brief description for the Index: Lot 157, Central Terrace

THIS DEED made this 7<sup>th</sup> day of May, 2024 by and between,

<p><b>GRANTOR</b></p> <p><b>CButler and Company, LLC</b> a North Carolina limited liability company</p> <p>Mailing Address: 560 Hastings Hill Road, Kernersville, NC 27284</p>	<p><b>GRANTEE</b></p> <p><b>HECTOR M. TELLEZ SOTO and,</b> wife, <b>JUNIETH TIRADO</b></p> <p>Mailing Address: 2609 Stockton Street, Winston-Salem, NC 27127</p>
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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 Forsyth County, North Carolina and more particularly described as follows:

**Being known and designated** as Lot No. 157, as shown on the map of CENTRAL TERRACE, recorded in Plat Book 8, Page 1A and in Deed Book 108, at Page 556, in the office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.

Property Address: 2609 Stockton Street, Winston-Salem, NC 27127

**The property does not include the primary residence of the Grantor.**

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3758, Page 2922, Forsyth County Registry. A map showing the above-described property is recorded in Plat Book 8, Page 1A.

Submitted electronically by "Kangur & Porter, LLP"  
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, other than the following exceptions: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

CButler and Company, LLC  
a North Carolina limited liability company

By: *Condon Victoria*  
Condon Victoria, Manager

State of North Carolina, County of Forsyth

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Condon Victoria, Manager of CButler and Company, LLC**, a North Carolina limited liability company, and that by authority duly given and as the act of the company, he executed the foregoing instrument in its name and on its behalf as its act and deed.

Date: 5/7/24

*Patricia F. Kirkman*  
Notary Public

Patricia F. Kirkman  
printed or typed name of notary public

My Commission Expires: 5/29/24

