

**2024014619 00046**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$210.00**

PRESENTED & RECORDED

05/08/2024 12:10:48 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3805

PG: 1996 - 1998

## **NORTH CAROLINA GENERAL WARRANTY DEED**

**EXCISE TAX: \$210**

Mail after recording to: Grantee @ PROPERTY ADDRESS

This instrument prepared by: Voula Boutis, Esq. A LICENSED N.C. 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: 1716 HATTIE AVE

TAX PARCEL #6836-83-3118.00

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**THIS DEED** made this 8TH day of MAY, 2024, by and between

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**GRANTOR: LOGAN M ROGERS AND WIFE, AUBREY M ROGERS**

Mailing Address: 143 Nokota Dr, Pelzer SC 29669

**GRANTEE: ALVARO REYES MOCTEZUMA, UNMARRIED; AND,  
MARIBEL MANENCHE MARCIAL, UNMARRIED**

Property Address: 1716 Hattie Ave, 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:**

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 being more particularly described as follows:

***This is not the primary residence of the Grantor. (N.C.G.S. S105-317.2)***

**SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AND BEING ALL OF THE SAME PROPERTY DESCRIBED IN DEED RECORDED IN BOOK 3467 PAGE 3648 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA**

Prior instrument reference: Book 3467 at Page 3648

A map showing the above-described property is recorded in Plat Book at 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, and the Grantor covenants with the Grantee, that the 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 the Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

All easements, restrictions and rights of way of record, if any, and ad valorem taxes for the current and all subsequent years

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand and seal this 8TH day of MAY, 2024

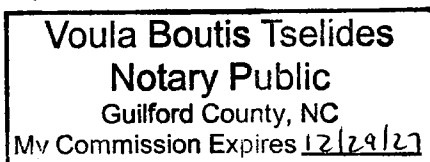
Logan M Rogers by Leslie Sue Rutland, agent (SEAL)  
**LOGAN M ROGERS BY LESLIE SUE RUTLAND, AGENT, PURSUANT TO DURABLE POWER OF ATTORNEY RECORDED IN BOOK 3798 PAGE 1961 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA**

Aubrey M Rogers by Leslie Sue Rutland agent (SEAL)  
**AUBREY M ROGERS BY LESLIE SUE RUTLAND, AGENT, PURSUANT TO DURABLE POWER OF ATTORNEY RECORDED IN BOOK 3798 PAGE 1948 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA**

STATE OF NORTH CAROLINA  
COUNTY OF GUILFORD

I, Voula Boutis Tselides, a Notary Public of the County and State aforesaid, certify **LESLIE SUE RUTLAND, AGENT FOR LOGAN M ROGERS AND AUBREY M ROGERS**, principal(s), personally appeared before me this day, and I have seen satisfactory evidence of the principal's identity, by current State or Federal identification with the principal's photograph in the form of a state issued driver's license, and the principal acknowledged to me that she voluntarily signed the foregoing document for the purpose therein and in the capacity indicated

WITNESS my hand and official stamp/seal, this 8TH day of MAY 2024.



[Signature]  
Notary Public

My commission expires: 12/29/2027

**EXHIBIT A**

BEGINNING at a one inch existing iron pipe found in the southern right of way line of Hattie Avenue, such pipe marking the northeast corner of property of Elsie G. Foy (the "Foy Property"), now or formerly, as recorded in Deed Book 867, Page 12, Forsyth County Registry; running thence with the southern right of way line of Hattie Avenue South 87 degrees 58 minutes 00 seconds East 53.80 feet to an iron rebar set; thence continuing with the southern right of way line of Hattie Avenue a curve to the right having a radius of 124.31 feet and a chord bearing and distance of South 73 degrees 24 minutes 59 seconds East 62.72 feet to a one inch existing iron pipe found, such rebar marking the northwest corner of property of Denise Hill-Little, now or formerly, as recorded in Deed Book 2080, Page 2980, Forsyth County Registry; running thence with the western line of Hill-Little South 31 degrees 35 minutes 59 seconds West 134.06 feet to an iron rebar set in the northern line of property of Rick Valeński Byrd, now or formerly, as recorded in Deed Book 2233, Page 1845, Forsyth County Registry; running thence with the northern line of Byrd North 89 degrees 47 minutes 46 seconds West 48.43 feet to a ¾ inch existing iron pipe found, the southeast corner of the Foy Property (as defined above); running thence with the eastern line of the Foy Property the following two courses and distances: (1) North 02 degrees 00 minutes 51 seconds East 58.07 feet to a one inch existing iron pipe found, and (2) North 02 degrees 05 minutes 05 seconds East 75.83 feet to a one inch existing iron pipe, the point and place of BEGINNING, containing 0.253 acre, more or less, as shown on survey by Stone Land Surveying Company dated June 14, 2019, designated as Job No. 7119, reference to such survey being hereby made for a more complete description.