

2024015686 00051

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$80.00

PRESENTED & RECORDED
05/16/2024 11:13:28 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3806
PG: 3233 - 3234

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **\$80.00**

Parcel Identifier No.: **6835-85-8860.000**

Mail/Box to: **The Ellison Law Firm, 112 North Marshall Street, Winston-Salem, NC 27101**

This instrument was prepared by: **Attorney Eric S. Ellison**

Brief description for the Index:

THIS DEED made _____ day of May, 2024 by and between

GRANTOR	GRANTEE
<p>Sandra Mundy, A single person</p>	<p>Javier Castellano and Lilian S. Morales Panchame (As Tenants in Common)</p>
<p><u>Mailing Address:</u> 3024 Teresa Avenue Winston-Salem, NC 27105</p>	<p><u>Mailing Address:</u> 537 Boone Trail North Wilkesboro, NC 28659</p>
<p>SUBJECT PROPERTY IS NOT THE GRANTOR'S PRIMARY RESIDENCE</p>	<p><u>Mailing Address:</u> 1820 E. 1st Street Winston-Salem, NC 27101</p>

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 the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

Beginning at a stake on the south side of Belews Street, 338.6 feet eastwardly from the Southeast corner of Belews Street and Cameron Avenue and running with Belews Street South 65° 40' East 68.3 feet to a point; thence South 06° 00' West 183.4 feet to a point thence North 84° 00' West 65 feet to a point;

submitted electronically by "The Ellison Law Firm"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

the southeast corner of Lot Number 3; thence North 06° 00' East 204.8 feet to the place of beginning, being Lot #4 on an unrecorded map of the Hill-Graves Development made by J.E. Ellerbe, C.E. January 3, 1957.

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.

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

Sandra Mundy (SEAL)
Sandra Mundy

State of North Carolina)
)
County of Forsyth)

I, the undersigned, a Notary Public in and of said County and State aforesaid, do hereby certify that Sandra Mundy personally appeared before me and acknowledged the execution of the foregoing instrument for the purpose stated therein and, in the capacity, indicated.

Witness my hand and Notarial stamp or seal this 14th day of May, 2024.

My Commission Expires: 03-02-27

Notary Public: Evelin Silva Bernal

