

2024016083 00062FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$156.00PRESENTED & RECORDED
05/20/2024 11:13:53 AM**LYNNE JOHNSON**
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY**BK: RE 3807****PG: 1176 - 1178****NORTH CAROLINA
GENERAL WARRANTY DEED**Excise Tax: \$ 156

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No.

Mail after recording to: Grantee

This instrument prepared by: Kenneth S. Lucas, Jr, a licensed North Carolina attorney. Delinquent taxes if any, to be paid by closing attorney to county tax collector upon disbursement of closing proceeds.

THIS DEED made this 16 day of May 2024 by and between**GRANTOR**Azarel Aguilar (unmarried)
2917 NW Greenway Ave
Winston Salem, NC 27105**GRANTEE**Garcia Motors LLC
Mailing Address:
6255 Towncenter Drive Suite 616
Clemmons, NC 27012Property Address:
2030 Waughtown St.
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.

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 and more particularly described as follows:

See attached Exhibit A

submitted electronically by "KENNETH S. LUCAS JR, ATTORNEY AT LAW"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3271, Page 2685, Forsyth County Registry.

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

The above described property does does not include the primary residence of the Grantor.

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: Covenants & Restrictions of Record.

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(s), the day and year first above written.



(ENTITY NAME)

Azarel Aguilar (SEAL)

By: _____
Title: _____

(SEAL)

State of NORTH CAROLINA; County of Guilford

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Azarel Aguilar. Witness my hand and official stamp or seal, this the 16 day of May 2024.

My Commission Expires: 6/17/28



Notary Public

Print Notary Name: Kenneth S Lucas Jr

SEAL

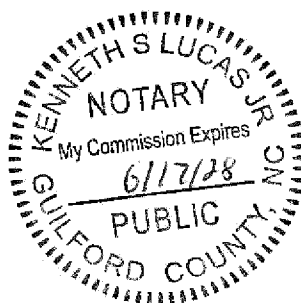


EXHIBIT A

2030 Waughtown Street, Winston-Salem, NC Parcel ID# 6844-67-2170 (Forsyth County)

Being known and designated as Lots Nos. 7,8,9 and 10, M.D. Smith Estate, as shown on Map recorded in Plat Book 2, Page 35A in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more complete description: excepting therefrom, a strip off of the North end of said lot which was conveyed to the City of Winston-Salem by deed recorded in Deed Book 499, page 331 in Office of the Register of Deeds of Forsyth County, North Carolina.