

**2024016461 00070**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$130.00**

PRESENTED & RECORDED  
05/22/2024 11:55:59 AM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE, ASST  
BK: RE 3807  
PG: 3548 - 3551

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

---

Excise Tax: \$130.00                                  Recording Time, Book and Page  
Parcel Identifier No. 6845-58-4209.000  
Mail after recording to: McGuire & McGuire, P.O. Box 67, Thomasville, NC 27361  
This instrument was prepared by: Mark L. McGuire, Attorney at Law

---

THIS DEED made this the 22nd day of May, 2024, by and between

---

**GRANTOR**

**Anita Joyce Byers, unmarried**

**Mailing Address: 437 Nash Avenue, Winston-Salem, NC 27101**

---

**GRANTEE**

**Irais Leon Molina and spouse, Gabriel Ramos Carmona**

**Mailing Address: 2520 Waughtown Street, Winston-Salem, NC 27107**  
**Property Address: 437 Nash Avenue, Winston-Salem, NC 27101**

---

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:

Submitted electronically by "Mark L. McGuire, P.A."  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

See Exhibit "A" attached hereto

The property hereinabove described was acquired by instrument recorded in Book 2016, Page 1199, Forsyth County Registry.

All or a portion of the property herein conveyed   x   includes or    does not include the primary residence of a 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:

Power, telephone and utility, and drainage easements of record or those visible upon the ground, if any; Restrictions of record

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

Anita J. Byers (SEAL)  
Anita Joyce Byers

State of North Carolina  
County of Davidson

I, the undersigned Notary Public of the County and State aforesaid, certify that the following person(s) appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Anita Joyce Byers

Witness my hand and Notarial stamp or seal this 22nd day of May, 2024.

Mark L. McGuire  
Notary Public

Mark L. McGuire  
Typed or Printed Name of Notary Public

My Commission Expires:  
12/09/2027

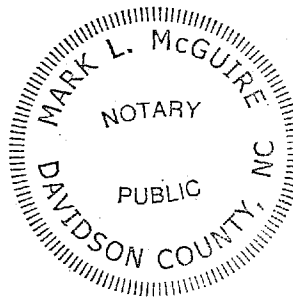


EXHIBIT "A"

**437 Nash Avenue, Winston-Salem, NC 27101**

**Tax Parcel # 6845-58-4209.000**

BEGINNING at an iron stake on the East side of Ford Avenue, the Northwest corner of Lot No. 55, and running thence along the East side of Ford Avenue North 03 degrees 30' East a distance of 100 feet to an iron stake; thence South 87 degrees 18' East a distance of 250 feet to an iron stake; thence South 03 degrees 30' East a distance of 100 feet to an iron stake, the Northeast corner of Lot No. 63; running thence North 87 degrees 18' West a distance of 250 feet to the place of BEGINNING, and being the southern 100 feet of Lots Nos. 54, 56, 58, 60, and 62 as shown on the plat of Motor Heights, recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat book 1 at Page 98.