

2024017617 00088

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$408.00

PRESENTED & RECORDED
 05/31/2024 12:33:38 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3809
PG: 1073 - 1076

This instrument prepared by Matthew S. Cheney, 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, if applicable.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$408.00

Parcel Identification No. 6845-28-9050.000 Verified by _____ County on the _____ day
 of _____, 20____

By: Brock & Scott

Mail/Box to: GRANTEE @ 616 Mount Vernon Avenue, Winston-Salem, NC 27101

This instrument was prepared by: Brock & Scott, PLLC, 1315 Westbrook Plaza Drive, Suite 100, Winston
 Salem, NC 27103 – NO TITLE SEARCH REQUESTED OR PERFORMED

Brief description for the Index: Lot 89, Masten Park, PB 2, PG 19

PROPERTY ADDRESS: 616 Mount Vernon Avenue, Winston Salem, NC 27101

THIS DEED made this 30th day of May, 2024, by and between

GRANTOR	GRANTEE
MARIA ELENA SANCHEZ CHAVEZ, aka MARIA ELENA SANCHEZ (unmarried)	ALMA LIZ PFIRMAN and husband, JUAN LUIS MEJIA
Mailing Address: 1031 Showboat CV, Cordova, TN 38018	Mailing address: 616 Mount Vernon Ave., 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 **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 AND INCORPORATED HEREIN

The property conveyed herein does XX does not ____ include the primary residence of 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, other than the following exceptions:

2024 ad valorem taxes and all covenants, conditions, restrictions, easements, and rights of way of record.

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

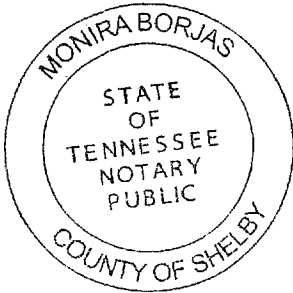
Maria Elena Sanchez Chavez aka
Maria Elena Sanchez (SEAL)
MARIA ELENA SANCHEZ CHAVEZ aka
MARIA ELENA SANCHEZ

State of TN., County of shelby

I, MONIRA BORJAS, the undersigned Notary Public of shelby County and State aforesaid, certify that **MARIA ELENA SANCHEZ CHAVEZ aka MARIA ELENA SANCHEZ** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 30th day of May, 2024.

(Official Notary Stamp/Seal)



Monira Borjas
Notary Public

My Commission Expires: 1/19/2025

EXHIBIT A

Being a 0.45 acres, more or less, tract or parcel of real property lying in **Winston Township, Forsyth County, North Carolina**, and being more particularly described as follows:

BEING KNOWN AND DESIGNATED AS Lot 89 on the "Map of Masten Park", recorded in Plat Book 2 at Page 19 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description thereof. A more particular description of Lot 89 is as follows:

BEGINNING at the southern-most corner of Lot 89 as shown on the map of Masten Park referenced hereinabove, a common corner with Lots 98, 99, 74, 73, 72, 71 and 70; thence North 51 degrees 08 minutes 52 seconds East 49.23 feet to an existing iron stake; a common corner with Lots 97 and 98 lying in the southeastern boundary line of Lot 89; thence North 52 degrees 55 minutes 51 seconds East 48.47 feet to an existing iron stake, a common corner between Lots 96 and 97 and lying in the southeastern boundary line of Lot 89; thence North 49 degrees 22 minutes 54 seconds East 49.54 feet to a point lying at the common corner of Lots 95, 96, and 89, the southernmost corner located at the southern terminus of a 15 foot wide alley way running southwestwardly from Mount Vernon Avenue between Lots 88 and 87 and Lots 91, 92, 93, 94 and 95 on the map of Masten Park; thence North 11 degrees 09 minutes 08 seconds West 16.30 feet to an existing iron stake, a common corner between Lots 87 and 89, the northwest corner of the terminus of said 15 foot wide alley way; thence North 67 degrees 38 minutes 50 seconds West 15.07 feet to an existing iron stake, a common corner between Lots 86 and 87; thence North 67 degrees 43 minutes 28 seconds West 50.30 feet to an existing iron stake, a common corner between Lots 85 and 86; thence with the southwestern boundary line of Lots 85 and falling in with Lot 84 North 67 degrees 50 minutes 33 seconds West 100.17 feet to an existing iron stake, a common corner between Lots 83 and 84; thence North 67 degrees 32 minutes 55 seconds West 49.71 feet to an existing iron stake, a common corner among Lots 82, 83, 77, 76 and 89, the northwest corner of Lot 89; thence South 03 degrees 50 minutes 59 seconds East 49.66 feet to an existing iron stake, a common corner between Lots 75 and 76; thence South 03 degrees 56 minutes 43 seconds East 39.32 feet to an existing iron stake, a common corner among Lots 75, 74, 73, 72, 71, 70, and 89; thence with the northeastern boundary line of Lots 74, 73, 72, 71 and 70 and with the southwestern boundary line of Lot 89 South 38 degrees 56 minutes 09 seconds East 130.0 feet to the point and place of **BEGINNING**; containing 0.45 acres, more or less, according to a survey entitled "A Boundary Line Survey for Rocha Family Investments, Ltd", dated April 25, 2005, drawn from a survey by Jeffrey T. Allred, P.L.S. bearing Job No. A05-015.

TOGETHER WITH a 15 foot wide easement and right-of-way running from the southwest margin of the right-of-way of Mount Vernon Avenue in a southwestwardly direction to the northeast corner of Lot 89 for purposes of ingress, egress, and regress with full rights of maintenance and construction thereover, and for general utility purposes, over across and under the following described tract or parcel of real property:

BEGINNING at an existing iron stake, the northeast corner of the above described 0.45 acre tract or parcel of real property, said existing iron stake lying at a common corner between Lots 89 and 87 and at the northwest corner of the southern terminus of the within-described 15 foot wide alley way; thence South 11 degrees 09 minutes 08 seconds East 16.30 feet to a point lying at the common corner among Lots 89, 95, and 96 on the map of Masten Park referenced hereinabove; thence North 49 degrees 22 minutes 54 seconds East 99.08 feet to an existing iron stake lying at a common corner between Lots 94 and 95; thence North 51 degrees 31 minutes 48 seconds East 49.93 feet to an existing iron stake, a common corner between Lots 93 and 94; thence with the northwestern boundary lines of Lots 93, 92, and 91 North 52 degrees 39 minutes 04 seconds East 147.91 feet to an existing iron stake lying at the northwest corner of Lot 91 and lying in the southern margin of the right-of-way of Mount Vernon Avenue; thence with the southern margin of the right-of-way of Mt. Vernon Avenue North 71 degrees 47 minutes 13 seconds West 20.24 feet to an existing iron stake, the eastern-most corner of Lot 88 lying in the southern margin of the right-of-way of Mount Vernon Avenue; thence South 51 degrees 07 minutes 54 seconds West 168.41 feet to an existing iron stake, a common corner between Lots 87 and 88; thence South 51 degrees 78 minutes 54 seconds West 60.31 feet to the point and place of **BEGINNING**; according to a survey entitled "A Boundary line Survey for Rocha Family Investments, Ltd.", dated April 25, 2005, and revised on April 7, 2006, drawn from a survey by Jeffrey T. Allred, P.L.S. bearing Job No. A05-015.

Being that same property conveyed to Francisco Martinez and wife, Maria Elena Sanchez by Warranty Deed from Rocha Family Investments, Ltd., dated 04/12/2006 and recorded on 04/13/2006 in Book 2653, Page 2353, Forsyth County Registry. Francisco Martinez died on October 22, 2023, with his estate being duly probated in civil file 24E286 in the Office of the Forsyth County, North Carolina Clerk of Superior Court.

Being commonly known as 616 Mount Vernon Avenue, Winston-Salem, North Carolina 27101.

Parcel # 6845-28-9050.000