Book 3809 Page 2334

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FORSYTH COUNTY NC FEE \$26.00 STATE OF NC REAL ESTATE EXTX \$346.00 PRESENTED & RECORDED 06/03/2024 12:44:29 PM

LYNNE JOHNSON REGISTER OF DEEDS BY: ANGELA BOOE, DPTY

BK: RE 3809 PG: 2334 - 2336

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$346.00 Parcel Identifier No.: 6846-00-7703,000

Mail after recording to: Grantee(s)

This instrument was prepared by: Stegall & Clifford, PLLC, 445 Dolley Madison Road, Suite 102, Greensboro, NC 27410

Brief Description from the Index: Lot 8, Slater Park

THIS DEED made this 3rd day of June, 2024, by and between

GRANTOR

Merarys Castillo, an unmarried woman

Mailing Address: 3609 Turnberry Lane

Greensboro, NC 27410

GRANTEE

Erica Y. Santos and Kevin Josue Sanchez Gomez, a married

couple

Property Address: 2333 Slater Avenue, Winston-Salem, NC

27101

Mailing Address: 2333 Slater 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 ___, <u>City of Winston-Salem</u>, <u>Forsyth County</u>, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

Is the property the primary residence of the Grantors? No

The property herein described was acquired by Grantor by instrument recorded in Book <u>3775</u>, Page <u>3168</u>, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book $\underline{17}$, Page $\underline{50}$, and referenced within this instrument.

NC Bar Association Form No. 3 1976, Revised 1/1/2010 Printed by Agreement with the NC Bar Association

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:

Easements, rights-of-way, and restrictions of record or visible upon the described property, and to ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

Merarys Castillo

STATE OF NORTH CAROLINA COUNTY OF GUILFORD

I, Ketalt Robisson, Notary Public, do hereby certify that Merarys Castillo personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 3rd day of June, 2024.

Official Signature of Notary Printed or typed name of Notary

My Commission Expires: 10/11/26

KERMIT ROBINSON

NOTARY PUBLIC

FORSYTH COUNTY

NORTH CAROLINA

My Commission Expires 10/11/26

NC Bar Association Form No. 3 1976, Revised 1/1/2010 Printed by Agreement with the NC Bar Association

Exhibit "A"

Lot No. 8 of Slater Park, Section 1, as shown on map recorded in Plat Book 17, Page 50, in the office of the Register of Deeds of Forsyth County, North Carolina. Subject to all easements and restrictions of record.

Parcel ID # 6846-00-7703.000

Property Address: 2333 Slater Avenue, Winston-Salem, NC 27101