

2024017827 00085

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$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	GRANTEE
Merarys Castillo, an unmarried woman	Erica Y. Santos and Kevin Josue Sanchez Gomez, a married couple
Mailing Address: 3609 Turnberry Lane Greensboro, NC 27410	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 __, City of Winston-Salem, Forsyth County, 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 3775, Page 3168, Forsyth County Registry.

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

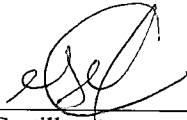
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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:

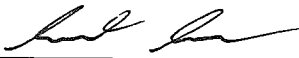
Easements, rights-of-way, and restrictions of record or visible upon the described property, and to ad valorem taxes for the current year.

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, Kermit Robinson, 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

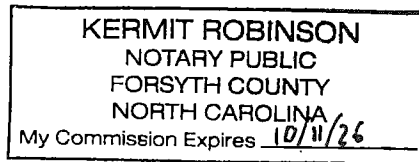


Exhibit "A"

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