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FORSYTH COUNTY NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED

06/03/2024 03:09:26 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3809**PG: 2643 - 2645****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$NTC

Parcel Identifier No. 6834-32-2731Mail/Box to: Grantee: 2850 S. Main St., Winston-Salem, NC 27127This instrument was prepared by: Moss Woods PLLC (Jason Moss)THIS DEED made this 3 day of June, 2024, by and between**GRANTOR**

Jose Solorzano Fonseca (single)

5772 Merry Dale Drive
Winston-Salem, NC 27105**GRANTEE**

Muhammad S. Huda

2834 Edwards Street
Winston-Salem, NC 27127

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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:

See Exhibit A attached hereto.

**This deed is being recorded to include the full legal description that was omitted from the original deed between the parties recorded in Book 3455, Page 2214.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3450 page 3449.

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

Submitted electronically by "Moss Woods PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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:

Subject to easements, covenants, restrictions and rights-of-way of record, if any.

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

Jose Solorzano Fonseca (SEAL)
Jose Solorzano Fonseca

North Carolina
County of Guilford

I, Jason E. Moss, a Notary Public of the above state and county, certify that Jose Solorzano Fonseca personally appeared before me this day and at the same time and place all of the following occurred : (a) the aforesaid individual appeared in person before me; (b) the aforesaid individual was personally known to me, or identified by me through satisfactory evidence; and (c) the aforesaid individual either indicated and acknowledged to me that the signature on the above document was his/hers, or signed the above document while in my physical presence, and while being personally observed by me doing so.

6-3-21

Date

[Signature]
Notary Public

My Commission Expires:

7-18-26

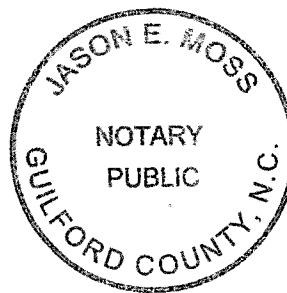


EXHIBIT A

Lying and being in the Winston Township of Forsyth County North Carolina. Commencing from an iron found at the Western Right of way of Edward Street and at the Southeast corner of Tax Lot 98 of Block 1609 and the Northeast corner of Tax Lot 97 of Tax Block 1609, said iron being located as the point of Commencement. Thence from said point of Commencement with the Western right of way of said Edward Street N. 23° 47' 21" W 133.52' to an iron placed, said iron placed being located as the point and place of Beginning.

Thence from said point of Beginning and crossing Tax Lot 99 of Tax Block 1609 S 66° 08' 25" W 110.73' to an iron placed, said iron being located on the property known as Tax lot 99 of Tax Block 1609; thence continuing across the property known as Tax Lot 99 of Tax Block 1609 S 66° 08' 36" W 40.00' to an iron placed, said iron being located in a common line of Tax Block 99 of Tax Block 1609 and Tax Lot 19 of Tax Block 6157; thence N 23° 42' 29" W 67.01' to an iron found, said iron found being located as a common corner of Tax Lot 99 of Tax Block 1609 and Tax Lot 35 of Tax Block 1609; said iron found to be located in a property line of Tax Lot 19 of Tax Block 6157; thence N 66° 14' 12" 30.00; to an iron placed, said iron placed being located in common line of Tax Lot 35 of Tax Block 1609 and Tax Lot 99 of Tax Block 1609; thence N 66° 14' 12" E 120.64' to an iron found, said iron found being located at the Western Right of Way of said Edward Street, said iron being a common corner of Tax Lot 35 of Tax Block 1609 and Tax Lot 99 of Tax Block 1609, thence S 23° 47' 21" E 66.76' to an iron placed, said iron placed being located as the point and place of Beginning.

This property being located as a portion of Tax Lot 99 of Tax Block 1690 and was found to contain 10,079 square (0.2315 acres) calculated by the coordinate method. This legal description is based upon a map produced by Kale Engineering titled "Boundary Survey for Habitat for Humanity" dated 3/04/02, revised 3/15/02 and 5/06/02, and a job number of 2002015. This new lot being labeled as Lot "G" on this map.