

2024017988 00066

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$300.00

PRESENTED & RECORDED

06/04/2024 12:14:42 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3809

PG: 3166 - 3169

GENERAL WARRANTY DEED

Excise Tax: **\$300.00**

Tax Parcel ID No. 6844-04-7114.000 Verified by _____ County
on the ____ day of _____, 20____ By: _____

Mail/Box to: **Grantee**

This instrument was prepared by: **Thomas G. Jacobs, 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.**

Brief description for the Index:

THIS DEED, made this the 4th day of June, 2024, by and between

GRANTOR: Clifton E. Gordon, Trustee of the Family Trust under the Will of Margaret B. Gordon Forsyth County
File Number 23 E2261
whose mailing address is _____
(herein referred to collectively as **Grantor**) and

GRANTEE: Hugo Albenis Godinez Castro and spouse, Leslie Castro
whose property address is 2528 Sink Street, Winston-Salem, NC 27107
mailing address: 2601 Sink Street, Winston-Salem, NC 27107
(herein referred to collectively as **Grantee**) and

[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

See attached Exhibit A

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 559, Page 372, and being reflected on plat(s) recorded in Map/Plat Book _____, page/slide _____.

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 unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

Submitted electronically by "Law Office of Thomas G. Jacobs"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

By: Clifton E. Gordon (SEAL)
Print/Type Name & Title: Clifton E. Gordon, Trustee

By: _____ (SEAL)
Print/Type Name & Title: _____

By: _____ (SEAL)
Print/Type Name & Title: _____

By: _____ (SEAL)
Print/Type Name & Title: _____

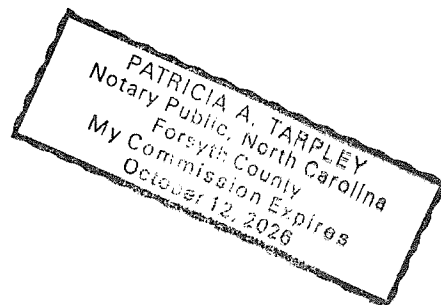
State of NC
County of FORSYTH

(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:
Clifton E. Gordon, Trustee of the Family Trust under the Will of Margaret B. Gordon [insert name(s) of principal(s)].

Date: 6-4-21

Patricia A. Tarpley
PATRICIA A. TAPLEY Notary Public
Notary's Printed or Typed Name



My Commission Expires: 10/12/2026

State of _____
County of _____

(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

_____ [insert name(s) of principal(s)].

Date: _____

Notary Public
Notary's Printed or Typed Name

My Commission Expires: _____

Exhibit A

BEGINNING: at a Iron Stake the Northwest intersection of Clemmonsville Road (formerly Clover Street) and Sink Street running thence Southwestwardly with the Northerly line of Clemmonsville Road 129 feet to an iron stake; thence Northwardly 167.65 feet to an iron stake; thence Eastwardly 92.4 feet to an iron stake in the West line of Sink Street; thence Southwardly with the West Line of Sink Street 77.7 Feet to place of the beginning. For futher reference see division of lots 47567, on the map of F. M. Hahn Property as recorded in plat book 7 page 21 Office of Register of Deeds, Forsyth County, N. C.

Exhibit B
CERTIFICATION OF TRUST

The undersigned, Clifton Gordon, certify that:

1. The Family Trust under the Will of Margaret B. Gordon, is in existence.
2. The name of the grantor is The Family Trust under the Will of Margaret B. Gordon.
3. Clifton Gordon is the only currently acting trustee.
4. The trustee has the following administrative powers:

The Trustee has all the powers and authority to sell, lease, mortgage, pledge or hypothecate trust property.

5. Clifton Gordon, as trustee, has the authority to sign or otherwise authenticate on behalf of the trust, and no other entity or individual is required to execute a document on behalf of the trust.
6. The above described trust has not been revoked, modified or amended in any manner that would cause the representations contained in this Certification of Trust to be incorrect.

This the 4th day of June, 2024



Clifton E. Gordon, Trustee