

2024019327 00212

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$170.00

PRESENTED & RECORDED

06/13/2024 04:26:24 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3811

PG: 1490 - 1491

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **\$170.00**Parcel Identifier No.: **6826-85-1492.000**Mail/Box to: **The Ellison Law Firm, 112 North Marshall Street, Winston-Salem, NC 27101**This instrument was prepared by: **Attorney Eric S. Ellison**Brief description for the Index: **Lot No. 158, Map of Alta Vista**THIS DEED made 10th day of June, 2024 by and between

GRANTOR

GRANTEE

**Patricia D. Norris and spouse
 Robert W. Norris**

**Elizabeth Delgado Ramirez and spouse
 Macedonio Colon Garcia**

Mailing Address:

**2368 Naomi Drive
 Winston-Salem, NC 27107**

Mailing/ Property Address:

**705 West 25th Street
 Winston-Salem, NC 27105**

**SUBJECT PROPERTY IS NOT
 THE GRANTOR'S PRIMARY RESIDENCE**

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:

Lying and being in the City of Winston-Salem, Forsyth County, North Carolina, and being known and designated as Lot No. 158 as shown on the Map of Alta Vista, as recorded in Plat Book, Page 208, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.

submitted electronically by "The Ellison Law Firm"
 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.

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

Patricia D. Norris (SEAL) Robert W. Norris (SEAL)
 Patricia D. Norris Robert W. Norris

State of North Carolina)

County of Forsyth)

I, the undersigned, a Notary Public in and of said County and State aforesaid, do hereby certify that **Patricia D. Norris and Robert W. Norris** personally appeared before me and acknowledged the execution of the foregoing instrument for the purpose stated therein and, in the capacity, indicated.

Witness my hand and Notarial stamp or seal this 13th day of June, 2024.

My Commission Expires: 03-02-2027

Notary Public:

