

2024019391 00056FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$220.00PRESENTED & RECORDED
06/14/2024 12:18:39 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3811
PG: 1782 - 1784

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 220.00

Parcel Identifier No. 6805-40-6398.000 Verified by Forsyth County on the ____ day of _____, 2024

By: _____

Mail/Box to: Holton Box 66

This instrument was prepared by: Lynne R. Holton, Esq., a licensed North Carolina Attorney. Delinquent taxes, if any, shall be paid by the closing Attorney to the County Tax Collector upon disbursement of closing proceeds.

Brief description for the Index: Tract Randall Street

THIS DEED made this 13 day of June, 2024, by and between

GRANTOR

Richard Alvin Green and wife, Lynette P. Green**7215 Lasater Road
Clemmons, NC 27012**

GRANTEE

Servando Junior Basilio Saucedo, unmarried**4731 Randall Street
Winston-Salem, NC 27104**

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 Grantor's interest in and to 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 and incorporated herein by reference.

This property is not the primary residence of one or more of the Grantors.

For back title, see Book 2958, Page 3868, Forsyth County Registry.

submitted electronically by "Holton 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 persons whomsoever, other than the following exceptions:

Easements, rights-of-way and restrictions of record, if any, and real property taxes for the current year which shall be prorated through the closing date.

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

Richard Alvin Green (SEAL)
Richard Alvin Green

Lynette P. Green (SEAL)
Lynette P. Green

State of North Carolina - County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Richard Alvin Green and Lynette P. Green.

Date: 06/13/2024

Michelle Jimenez-Dimas
Notary Public
Michelle Jimenez-Dimas
Print Name

My commission expires: 09/25/2028

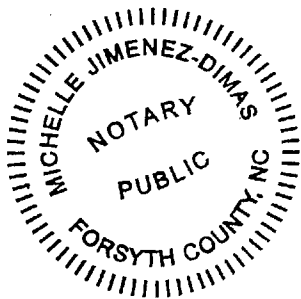


Exhibit A

BEGINNING at an existing iron lying in the north margin of Randall Street, said iron marking the southwest corner of property now or formerly owned by Lee P. Powell, Jr., as described in Deed Book 2136, page 3059, Forsyth County Registry; running thence with the North line of Randall Street North 80 deg. 53' 30'' West 116.12 feet to an iron placed; running thence on a new line North 10 deg. 38' 36'' East 315.06 feet to an iron placed; running thence South 75 deg. 10' 00'' East 101.9 feet to an iron pipe found (crossing iron pipes found at 72.14 feet and at 85.98 feet); running thence with the west line of said Powell's property South 07 deg. 47' 37'' West 304.93 feet to the point and place of BEGINNING, containing .771 acres, more or less, and also being known as Tax Lot 105, Block 3906 on the Tax Maps of Forsyth County as the same are presently constituted.