

2024019434 00099

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$260.00

PRESENTED & RECORDED
06/14/2024 02:26:16 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3811

PG: 2054 - 2056

SPECIAL WARRANTY DEED

This Instrument Prepared by:

Reginald P. Harrion, Bar #58498
o/b/o National Deed Network
36181 East Lake Road #382
Palm Harbor, FL 34685

Tax ID/PIN: 6826-85-1244

Excise Stamps: \$260.00

Order # ANC24-62134.02

After Recording Return To:

Albertelli Law
5404 Cypress Center Drive, Suite 300
Tampa, FL 33609

Mail Tax Statements To:

Mario Nelson Marroquin Mendez
719 W 25th St
Winston Salem, NC 27105

THIS SPECIAL WARRANTY DEED is made by and between:

GRANTOR

CLICK N' CLOSE, MORTGAGE.,
15301 Spectrum Dr., Ste. 405
Addison, TX 75001

GRANTEE

MARIO NELSON MARROQUIN MENDEZ
719 W 25th St,
Winston Salem, NC 27105

This instrument prepared by: Reginald P. Harrion, a licensed North Carolina attorney, who is not the closing attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

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 may be 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 the said Grantor has in and to the following tract or parcel of land in Forsyth County, North Carolina, and more particularly described as follows:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Page 1 of 3 File No ANC24-62134.02 Property Address: 712 W 25th St, Winston Salem, NC 27105

submitted electronically by "Albertelli Law - NC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Parcel ID: 6826-85-1244

Commonly known as: 712 W 25th Street Winston Salem, NC 27105

Grantor acquired the property hereinabove described by instrument recorded in Book RE 3797 Page 4427

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 has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under, or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is hereby conveyed subject to all valid and subsisting restrictions, reservations, covenants, conditions, rights of ways and easements properly of record, if any and current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his/her/their hand and seal, or, if corporate, has caused this Deed to be executed by its duly authorized officer(s), on this the 6th day of June, in the year 20 24.

CLICK N' CLOSE, MORTGAGE.

By _____

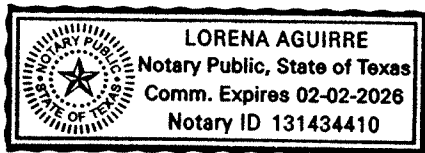
Name: Harry TruongTitle: Assistant Vice PresidentDallas, COUNTY
STATE OF TexasI certify that, on this the 6th day of June, in the year 20 2024, the following person(s) personally appeared before me, each acknowledging to me that he or she signed the foregoing document:
By Harry Truong, who is the/a Assistant Vice President of CLICK N' CLOSE, MORTGAGE.
Notary Public Official SignatureLorena Aguirre
Notary Printed or Typed NameMy commission expires: 02/02/2026

EXHIBIT A

Being all of Lot 135, Alta Vista Subdivision, as per plat thereof recorded in Plat Book 4, Page 208, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Save and except any releases, deeds of release or prior conveyances of record.

Said Property is commonly known as 712 W 25th Street, Winston Salem, NC 27105; Parcel ID: 6826-85-1244.000.