

**2024019725 00026**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$612.00**

PRESENTED & RECORDED  
06/18/2024 09:26:41 AM  
**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: CHELSEA B MARTINEZ, DPTY  
**BK: RE 3811**  
**PG: 3692 - 3695**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$612.00

Parcel Identifier No. 6808-51-2642.000

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_

Mail to: Grantee

This instrument prepared by: Joseph Orenstein, a licensed North Carolina attorney, for Atlas Orange.

*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: +/- 0.59 acres along Gracemont Drive NorthWest and Wait Road

THIS DEED made the 17 day of June, 2024, by and between

GRANTOR	GRANTEE
<p><b>Jose Francisco Casillas Fernandez (unmarried)</b></p> <p>Grantor Address: 5404 Winona Street Northwest Winston-Salem, NC 27106</p>	<p><b>Ebony Spivey (unmarried)</b></p> <p>Property Address: 3932 Gracemont Drive Northwest Winston-Salem, NC 27106</p>

*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 Forsyth County, North Carolina and more particularly described as follows:

**See Exhibit "A" attached hereto and incorporated by reference.**

The property herein described [ ] is or [ ] is not the primary residence of the Grantors.

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.

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

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, rights of way, and other restrictions of record.

*(signatures to follow)*

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

Jose Francisco Casillas Fernandez (SEAL)  
Jose Francisco Casillas Fernandez

STATE OF North Carolina  
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Jose Francisco Casillas Fernandez personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 17 day of June, 2024.

MARIELA MACIAS-VILLALPANDO  
Notary Public, North Carolina  
Guilford County  
My Commission Expires  
November 05, 2028

Mariela Macias V  
Mariela Macias V Notary Public  
My commission expires: 11/05/2028

**Exhibit "A"**  
**Property of Ebony Spivey (unmarried)**  
**3932 Gracemont Drive Northwest**

TRACT 1: BEING KNOWN AND DESIGNATED AS LOT NO. 9, BLOCK B" AS SHOWN ON THE MAP OF SECTION NO. 1, CEDAR FOREST ESTATES, AS RECORDED IN PLAT BOOK 16 AT PAGE 243 IN THE FORSYTH COUNTY REGISTRY. EXCEPT SUCH PORTION OF SAID LOT THAT LIES WITHIN THE RIGHT OF WAY OF GRACEMONT A VENUE. TRACT 2: BEGINNING AT AN IRON STAKE LOCATED IN THE EAST RIGHT OF WAY LINE OF WAIT ROAD, ALSO BEING LOCATED AT THE NORTHWEST CORNER OF LOT NO. 8, HEREINAFTER REFERRED TO; RUNNING THENCE FROM SAID BEGINNING POINT WITH THE NORTH LINE OF SAID LOT 8, SOUTH 86 DEGREES 30 MINUTES EAST 200 FEET TO AN IRON STAKE LOCATED AT THE NORTHEAST CORNER OF SAID LOT NO. 8; RUNNING THENCE SOUTH 03 DEGREES 45 MINUTES WEST 8.50 FEET TO AN IRON STAKE RUNNING THENCE NORTH 86 DEGREES 30 MINUTES WEST 200 FEET TO AN IRON STAKE LOCATED IN THE WEST RIGHT OF WAY LINE OF WAIT ROAD; RUNNING THENCE WITH THE RIGHT OF WAY LINE OF SAID ROAD NORTH 03 DEGREES 45 MINTES EAST 8.50 FEET TO THE POINT AND PLACE OF BEGINNING. ALSO BEING A STRIP 8.50 FEET WIDE OF THE NORTH SIDE OF LOT NO 8, BLOCK B" AS SHOWN ON THE MAP OF SECTION NO. 1 CEDAR FOREST ESTATES AS RECORDED IN PLAT BOOK 16 AT PAGE 243 IN THE FORSYTH COUNTY REGISTRY.

The subject property is the same as that property described in Deed Book 3772, Page 2719, Forsyth County Registry, and is further designated as Tax Parcel Identifier Number 6808-51-2642.000 on the Forsyth County Tax Maps.

*The preparer of this document has been engaged solely for the purpose of drafting this instrument and prepared the instrument only from the information provided. The preparer has not been requested to conduct nor has the preparer completed any of the following: a title search, an examination of the legal description, an opinion on title, or advice on the tax/legal consequences that may arise as a result of the conveyance. Further, such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated, and the preparer has not verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*