

2024019744 00045

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$10.00

PRESENTED & RECORDED

06/18/2024 11:14:09 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3811

PG: 3764 - 3766

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 10.00

Parcel Identifier No. 6845-48-9442.000 Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail/Box to: Grantee, 521 Sykes Farm Rd, Asheboro, NC 27205This instrument was prepared by: Law Office of Bryce Mayberry, 1403 Eastchester Drive, Suite 101, High Point, NC 27265

Brief description for the Index: _____

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

GRANTOR

William E Moir and spouse, Felishia S. Moir

GRANTEE

Filiberto Calderon Jr.(Married)

Property Address:

425 Cadillac St
 Winston-Salem, NC 27101

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of Winston-Salem, _____ Township, Forsyth County, North Carolina and more particularly described as follows:

See attached

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3511 page 24.

All or a portion of the property herein conveyed X includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book _____ page _____.

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:

All easements, restrictions and rights of way that appear of record and to 2024 ad valorem taxes which shall be paid by the grantee herein.

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

By: _____

Print/Type Name & Title: _____

By: _____

Print/Type Name & Title: _____

By: _____

Print/Type Name & Title: _____

William E. Moir (SEAL)

Print/Type Name: William E Moir

Felishia S. Moir (SEAL)

Print/Type Name: Felishia S. Moir

(SEAL)

Print/Type Name: _____

(SEAL)

Print/Type Name: _____

State of North Carolina - County or City of Guilford

I, the undersigned Notary Public of the County or City of Guilford and State aforesaid, certify that William E Moir and spouse, Felishia S. Moir personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 17th day of June, 2024. 18th

My Commission Expires: January 29, 2029
(Affix Seal)

Trithzy Danelly Romero
Trithzy Danelly Romero Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that _____ he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, _____ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

ATTACHMENT

First Lot: Beginning at an iron pipe on the East side of Cadillac St.; thence W. along G.P. Godde's line 95 ft. to an iron pipe in S.H. Tuttle's line; thence N. with Tuttle's line 25 ft. to an iron pipe; thence W. on a new line 95 ft. to an iron pipe in Cadillac Street; thence S. with Cadillac St. 25 ft. to the place of beginning. Being a part of Lots No. 5 and 6, Motor Heights Development. For a more particular description see Plat of Motor Heights Development recorded in the Office of the Register of Deeds of Forsyth County, N.C. in Map Book 1, Page 98.

Second Lot: Beginning at an iron pipe in S.H. Tuttle's line S. W. corner of Lot No. 7; thence N. 25 ft. to R.L. Angel's corner; thence E. 65 ft. to an iron pipe in G.D. Purcell's line; thence S. to an iron pipe, Mrs. Earlie G. Goode's corner; thence W. 65 ft. to the beginning.

Third Lot: Beginning at an iron stake East side of Cadillac St., 200 ft. from Greensboro Road (formerly Belews Creek Road); runs thence Eastwardly 160 ft. to a stake; thence Southwardly 50 ft. to a stake; thence Westwardly 160 ft. to a stake in Cadillac Street; thence Northwardly with said street 50 ft. to the place of beginning, being all of Lot 37 and 10 ft. of Lot 36, Motor Heights. For a more particular description, reference is made to plot of Motor Heights recorded in the Office of the Register of Deeds of Forsyth County, N.C. in Map Book 1, Page 98.

Subject to restrictive covenants and easements of record.

Being commonly referred to as 425 Cadillac St, Winston-Salem, NC 27101. Also being designated as Tax Parcel No.: 6845-48-9442.000.