

2024019997 00062

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$106.00

PRESENTED & RECORDED
06/20/2024 11:31:41 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3812
PG: 614 - 615

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 106.00

Parcel Identifier No. 6834-81-1105.000 Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail/Box to: Grantee, 3235 Fremont St, Winston-Salem, NC 27107

This instrument was prepared by: Law Office of Bryce Mayberry, 1403 Eastchester Drive, Suite 101, High Point, NC 27265

Brief description for the Index: LOT 32,

THIS DEED made this 11th day of June, 2024, by and between

GRANTOR
Mauro Acosta and spouse, Marycela Acosta (fka) Marycela Mendosa

GRANTEE
Dustin Marshall (Married)

Property Address:

3235 Fremont St
Winston-Salem, NC 27107

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:

BEING KNOWN AND DESIGNATED as Lot No. 32 as shown on the Plat of Clinard Heights, as recorded in Plat Book 5, Page 54 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Being commonly referred to as 3235 Fremont St, Winston-Salem, NC 27107. Also being designated as Tax Parcel No.: 6834-81-1105.000.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1869 page 0548. All or a portion of the property herein conveyed includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 5 page 54 .

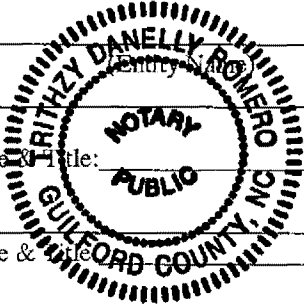
submitted electronically by "Law Office of Bryce B. Mayberry"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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:

All easements, restrictions and rights of way that appear of record and to 2023 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: _____

Mauro Acosta (SEAL)
Print/Type Name: Mauro Acosta

Print/Type Name & Title: _____

Marycela Acosta (SEAL)
Print/Type Name: Marycela Acosta

By: _____

_____ (SEAL)

Print/Type Name & Title: _____

Print/Type Name: _____

By: _____

_____ (SEAL)

Print/Type Name & Title: _____

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 Mauro Acosta and spouse, Marycela Acosta 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 20th day of June, 2024.

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