

**2024020206 00071**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$250.00**

PRESENTED & RECORDED  
06/21/2024 11:49:59 AM  
**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: CARLA B FLEMING, DPTY  
**BK: RE 3812**  
**PG: 1922 - 1924**

**GENERAL WARRANTY DEED**

Excise Tax: \$250.00  
Tax Parcel ID No. 6835-89-9344.000 Verified by \_\_\_\_\_ County  
on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_ By: \_\_\_\_\_

Mail/Box to: Grantor

This instrument was prepared by: Thomas G. Jacobs, a licensed North Carolina attorney. 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: \_\_\_\_\_

THIS DEED, made this the 21 day of June, 2024, by and between

**GRANTOR:** Raquel A. Perez, unmarried and Federico Vazquez and spouse, Clarivel Santos Aguilar  
whose mailing address is \_\_\_\_\_  
(herein referred to collectively as **Grantor**) and

**GRANTEE:** Luis Enrique Celis, unmarried  
whose mailing address is 845 N Cameron Ave., Winston-Salem, NC 27101  
(herein referred to collectively as **Grantee**) and

*[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]*

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Guilford, State of North Carolina, more particularly described as follows:

**See attached Exhibit A**

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 3770 Page 1035, and being reflected on plat(s) recorded in Map/Plat Book 8, page/slide 217.

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

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

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

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

By: \_\_\_\_\_ (SEAL)  
 Print/Type Name & Title: Raquel A. Perez

By: \_\_\_\_\_ (SEAL)  
 Print/Type Name & Title: Federico Vazquez

By: \_\_\_\_\_ (SEAL)  
 Print/Type Name & Title: Clarivel Santos Aguilar

By: \_\_\_\_\_ (SEAL)  
 Print/Type Name & Title: \_\_\_\_\_

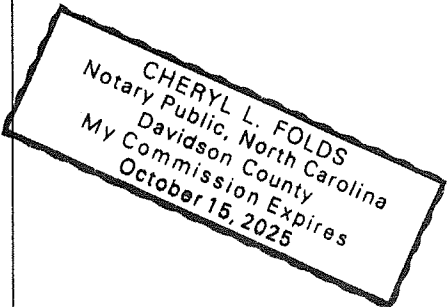
State of North Carolina  
 County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:  
Raquel A. Perez, Federico Vazquez & Clarivel Santos Aguilar  
 \_\_\_\_\_ [insert name(s) of principal(s)].

Date: 6-21-2024 \_\_\_\_\_  
Cheryl L. Folds Notary Public  
 Notary's Printed or Typed Name

My Commission Expires:  
10-15-2025

(Official/Notarial Seal)



State of \_\_\_\_\_  
 County of \_\_\_\_\_

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:  
 \_\_\_\_\_ [insert name(s) of principal(s)].

Date: \_\_\_\_\_  
 \_\_\_\_\_ Notary Public  
 Notary's Printed or Typed Name

My Commission Expires:  
 \_\_\_\_\_

(Official/Notarial Seal)

## Exhibit A

Lying and being in Forsyth County, North Carolina, and being more particularly described as follows:

**Lying and being on the east side of Cameron Avenue between Eight and Ninth Streets, having a frontage on Cameron Avenue of 50 feet and of that same width extending back eastwardly between parallel lines a distance of 105 feet to a ten foot alley. Being known and designated as Lot Number 341 as shown by and upon a map of North Cameron Park Addition made by G.F. Hinshaw, Civil Engineer, in January 1938 and of record in the Public Registry of Forsyth County in Plat Book Number 8 at page 217, 8 sheets.**

**Property Address: 845 N Cameron Avenue, Winston-Salem, NC 27105**