

2024020262 00127

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$32.00

PRESENTED & RECORDED
06/21/2024 01:30:08 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3812
PG: 2334 - 2335

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.

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: ~~4~~ 32.00

Parcel Identifier No. 6834-90-2017.000

Mail after recording to: Grantee at address shown below

This instrument was prepared by: CLINT CALAWAY, A LICENSED NORTH CAROLINA ATTORNEY. DELINQUENT TAXES, IF ANY TO BE PAID BY CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT OF CLOSING PROCEEDS

ADDRESS: 380 KNOLLWOOD STREET, SUITE G, WINSTON-SALEM, NC 27103

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

GRANTOR

**JUAN GILBERTO CRUZ AND WIFE, DINORA CRUZ
4224 PAULA DRIVE, WINSTON-SALEM, NC 27127**

GRANTEE

**ERICK ARIEL RAMOS ARRIAZA AND FRANKLIN GONZALES
1801 LARKHILL COURT, KERNERSVILLE, NC 27284
SUBJECT PROPERTY: 3599 ROSIE STREET, WINSTON-SALEM, NC 27107**

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 and more particularly described as follows:

BEING KNOWN AND DESIGNATED AS LOTS 19 AND 20, BLOCK H, AS SHOWN UPON THE MAP OF E. B. CASSELL FARM, A PLAT OF WHICH IS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA IN PLAT BOOK 3 AT PAGE 84, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3728, Page 1092, Forsyth County Registry.

The above described property does does not include the primary residence of the Grantor.

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 except for the exceptions hereinafter stated.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on the day and year first above written.

Juan G. Cruz (SEAL)

JUAN GILBERTO CRUZ

Dinora Cruz (SEAL)

DINORA CRUZ

STATE OF NORTH CAROLINA – FORSYTH COUNTY

I certify that the following person(s) personally appeared before me this day, acknowledging to me that they signed the foregoing document: **JUAN GILBERTO CRUZ AND WIFE, DINORA CRUZ.** Witness my hand and official stamp or seal, this 21 day of June, 2024.

My Commission Expires: 4/30/28

Clinton Calaway
Notary Public

Print Notary Name: Clinton Calaway

