

2024020767 00200

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$350.00

PRESENTED & RECORDED
06/25/2024 04:41:28 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3813
PG: 828 - 829

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **\$350.00**

Parcel Identifier No.: **6834-85-4683.000**

Mail/Box to: **The Ellison Law Firm, 112 North Marshall Street, Winston-Salem, NC 27101**

This instrument was prepared by: **Attorney Eric S. Ellison**

Brief description for the Index:

THIS DEED made 24th day of June, 2024 by and between

GRANTOR	GRANTEE
Jacqueline Janet Morales and spouse Felix Reyes Almeida	Lewis Moore
<u>Mailing Address:</u> 5919 Hunters Crossing Lane Charlotte, NC 28215	<u>Mailing/ Property Address:</u> 725 East Devonshire Street Winston-Salem, NC 27127
SUBJECT PROPERTY IS NOT THE GRANTOR'S PRIMARY RESIDENCE	

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 the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

BEING all of Lot 21, Block 4, "Wachovia Development Company", Plat Book 8, Page 81(2), Forsyth County Registry.

submitted electronically by "The Ellison Law Firm"
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.

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

Jacqueline Janet Morales (SEAL) Felix Reyes Almeida (SEAL)
Jacqueline Janet Morales Felix Reyes Almeida

State of North Carolina)
County of Forsyth)

I, the undersigned, a Notary Public in and of said County and State aforesaid, do hereby certify that **Jacqueline Janet Morales and Felix Reyes Almeida** personally appeared before me and acknowledged the execution of the foregoing instrument for the purpose stated therein and, in the capacity, indicated.

Witness my hand and Notarial stamp or seal this 24th day of June, 2024.

My Commission Expires: 3/2/2027

Notary Public: Evelin Silva Bernal

