

2024021246 00033

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$310.00

PRESENTED & RECORDED
06/28/2024 09:25:50 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3813
PG: 3674 - 3676

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$310

Parcel Identifier No.: 6844-14-3564 Verified By: _____ County on the _____ day of _____, 20__

By: _____

Mail/Box to: Grantee

This instrument was prepared by: Jason Goins, Attorney-at-Law Insured by Title Connect Policy #24-0175

Brief description for the Index: Lot 82, Part of Lot 81 Carlton Bluff

THIS DEED made this 27 day of June, 2024, by and between

GRANTOR	GRANTEE
<p>Jack Dinkins and spouse, Geneva Dinkins</p> <p>Address: 400 Alspaugh Circle Winston-Salem, NC 27105</p>	<p>Martin Mariche Garcia and spouse, Martha Beatriz Ayala, holding a 50% undivided interest as tenants by the entirety; along with Juan Carlos Mariche Ayala and spouse, Shannon Amanda Tinsley, holding a 50% undivided interest as tenants by the entirety. All holding title together as joint tenants with right of survivorship.</p> <p>Property Address: 1200 E Clemmons Road Winston-Salem, NC 27107</p>

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.q. 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 or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

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

The property herein above described was acquired by Grantor by instrument recorded in Book 2009, Page 3190.

A map showing the above described property is recorded in Plat Book 8, Page 89.

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.

Title to the property hereinabove described is subject to the following exceptions:

Any easements, restrictions or rights of way of record.
2024 ad valorem taxes.

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

[Signature] (SEAL)
Jack Dinkins

[Signature] (SEAL)
Geneva Dinkins

STATE OF North Carolina COUNTY OF Guilford

I, the undersigned, a Notary Public of the state of North Carolina and county of Alamance, certify that **Jack Dinkins** personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and Notarial Seal this 27 day of June, 2024.

[NOTARY SEAL] JENNIFER RENSING TIPTON
Notary Public, North Carolina
Alamance County
My Commission Expires
7/21/28

[Signature]
Print Name: Jennifer Rensing Tipton

My Commission Expires: 7/21/28

STATE OF North Carolina COUNTY OF Guilford

I, the undersigned, a Notary Public of the state of North Carolina and county of Alamance, certify that **Geneva Dinkins** personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and Notarial Seal this 27 day of June, 2024.

[NOTARY SEAL] JENNIFER RENSING TIPTON
Notary Public, North Carolina
Alamance County
My Commission Expires
7/21/28

[Signature]
Print Name: Jennifer Rensing Tipton

My Commission Expires: 7/21/28

EXHIBIT A

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

BEGINNING at the southeast corner of Clover Street (formerly Clemmons ville Street) and Peachtree Street (formerly Dumont Street) and running thence North $43^{\circ} 45'$ East 75.25 feet to an iron stake in the side of a 15-foot alley; thence running South $45^{\circ} 50'$ East 142.0 feet to an iron stake; thence running South $62^{\circ} 30'$ West 114.7 feet to an iron stake in the east side of Peachtree Street; thence running North $28^{\circ} 35'$ West 113.6 feet to the place of **BEGINNING**, and being known and designated as Lot 82 and the northern part of Lot 81 on the Map of **CARLTON BLUFF** as recorded in Book 97, Page 548, of the Office of the Register of Deeds of Forsyth County, N. C., excepting that part of said lots used to widen Clemmons ville Road and being the identical property described in deed recorded in Book 847 at Page 206, Forsyth County Registry.

Property Address: 1200 E Clemmons ville Road, Winston-Salem, NC 27107

Parcel number: 6844-14-3564