

**2024021512 00077**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$1890.00**

PRESENTED & RECORDED  
07/01/2024 12:58:22 PM  
**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: CARLA B FLEMING, DPTY  
**BK: RE 3814**  
**PG: 804 - 806**

## NORTH CAROLINA GENERAL WARRANTY DEED

**Excise Tax:** \$1,890.00

**Parcel Identifier Number:** 6825495312

**Property Address:** 1810 Buena Vista Road, Winston-Salem, NC 27104

**This instrument was prepared by and return to:** R. Alexander Rutledge, a licensed North Carolina attorney

**Mail tax bills to Grantee at** 1810 Buena Vista Road, Winston-Salem, NC 27104

**Brief description for the Index:** Lots, Winston-Salem Township

THIS DEED made this 20th day of May, 2024, by and between

GRANTOR	GRANTEE
<p><b>MICHAEL THOMAS STEVEN LEWIS</b> and wife, <b>VICTORIA MARJORIE JANE</b> <b>CAMERON-LEWIS</b> 6090 Madra Avenue San Diego, CA 92120</p>	<p><b>MICHAEL MANGUBAT</b> and wife, <b>EMILY MANGUBAT</b> 1810 Buena Vista Road Winston-Salem, NC 27104</p>

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.

Submitted electronically by "Rutledge & Rutledge"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

WITNESSETH, that the Grantors, for a valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, have and by these presents doth grant, bargain, sell and convey unto the Grantees in fee simple, as set out above, all that certain lot or parcel of land situated in City of Winston-Salem, Winston-Salem Township, Forsyth County, North Carolina and more particularly described as follows:

BEGINNING at an iron in the south property line of Buena Vista Road; said iron being distant 454.7 feet eastwardly from the southeast corner of intersection of Springdale Avenue and Buena Vista Road; thence S 00 deg. 01' E 274 feet to an iron; thence N 89 deg. 59' E 100 feet to an iron; thence N 00 deg. 01' W 277.5 feet to an iron in the west property line of Buena Vista Road; thence along Buena Vista Road S 84 deg. 44' W 50 feet to a point; thence along said road S 88 deg. 43' W 50 feet to the iron, place of BEGINNING, the same being known and designated as the eastern portion of Lot 23 and the western portion of Lot 19, as shown on Map of the subdivision of Buena Vista Estate, made by Standard Improvement Company and recorded in Plat Book 2, Page 17, in the Office of the Register of Deeds of Forsyth County, North Carolina.

For back deed reference see instrument recorded in Book 3526, Page 282, Forsyth County Registry.

**As attested by their signatures hereto, the Grantors certify that the property conveyed hereby does include the primary residence of the Grantors.**

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple as set out above.

And the Grantors covenant with the Grantees, that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

**Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

SIGNATURES OF GRANTORS ON FOLLOWING PAGE

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

[Signature] (SEAL)  
Michael Thomas Steven Lewis

[Signature] (SEAL)  
Victoria Marjorie Jane Cameron-Lewis

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 voluntarily signed the foregoing document for the purpose stated herein and, in the capacity, indicated:

Michael Thomas Steven Lewis and Victoria Marjorie Jane Cameron-Lewis

Date: 5/22/24

[Signature]  
Signature of Notary Public

My Commission Expires: 10/20/24  
(affix notary seal below)

Cathy Cottle  
printed or typed name of notary public

