

2024023095 00197

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$150.00

PRESENTED & RECORDED
 07/12/2024 04:20:41 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST

BK: RE 3816
PG: 180 - 182

Mail deed and tax bills to Grantee: **1616 Waughtown Street, Winston-Salem, NC 27107**

Prepared by: N. Alan Bennett (Thomas and Bennett), a North Carolina licensed attorney
 Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Excise Tax: \$150.00

Brief description: **0.43 acres along Waughtown Street**

GENERAL WARRANTY DEED

THIS DEED made this 11th day of July, 2024, by and between:

<p>GRANTOR:</p> <p>CHRISTINA M. CRUZ (unmarried)</p> <p>Grantor address: 979 Myrtle Avenue, Apt. 5C Brooklyn, NY 11206</p>	<p>GRANTEE:</p> <p>YARETMI RAMOS LEON</p> <p>Grantee address: 1616 Waughtown Street Winston-Salem, NC 27107</p>
<p>The property conveyed does not include the primary residence of the Grantor.</p>	

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 attached **Exhibit A** which is hereby incorporated by reference.

Property Address: **1616 Waughtown Street, Winston-Salem, NC 27107**

Submitted electronically by "Thomas and Bennett"
 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 persons whomsoever except for the following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.

C. Cruz (Seal)
Christina M. Cruz (unmarried)

New York, Kings County

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 therein and in the capacity indicated:
Christina M. Cruz

July 11, 2024

Place notary seal below this line:

Suhail C. Jorge
Notary Public

SUHAIL C. JORGE
Notary Public, State of New York
No. 01J06876817
Qualified in Kings County
Commission Expires June 18, 2026

Print/Type Name: Suhail C. Jorge

My Commission Expires: 06/18/2026

EXHIBIT A

**Yaretmi Ramos Leon
0.43 acres along Waughtown Street
1616 Waughtown Street**

Property Description:

BEGINNING at an iron stake in the south property line of Waughtown Street, a corner of George W. Nissen Company; thence along the line of Nissen South 01 degrees 15 minutes West 214.7 feet to an iron stake; thence South 85 degrees 45 minutes East 61.2 feet to an iron stake in the line of E.L. Vogler, Sr., thence with said Vogler's line North 00 degrees 35 minutes East 90 feet to an iron stake; thence North 76 degrees 10 minutes East 48.4 feet to an iron stake; thence North 15 degrees 15 minutes West 147 feet to an iron stake in the south property line of Waughtown Street; thence along said street South 69 degrees 45 minutes West 70 feet to the stake and place of beginning.

This is the same property as described in Book 2823, Page 2163 and Book 2831, Page 2818, Forsyth County Registry and is designated as Tax PIN 6844-46-3068.000 (Block 1754, Lot 109) on the Forsyth County tax maps. (This property contains approximately **0.43 acres** according to the Forsyth County tax maps.)