

2024023845 00165

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$110.00

PRESENTED & RECORDED
07/18/2024 04:10:44 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3816
PG: 4315 - 4316

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: ~~\$~~ 110.00

Parcel Identifier No. 6846-12-6220.000

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 18 day of July, 2024 by and between

**GRANTOR
AMAUARY ARBELO (SEPARATED) AND
NATALY TERESA DIAZ GUTIERREZ (SEPERATED)
1209 CLEAR SPRING COURT, CHARLOTTE, NC 28214**

**GRANTEE
HONORIO VALENCIA REYES
1424 EMERALD STREET, WINSTON-SALEM, NC 27105**

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 ALL OF LOT 269, EAST FOURTEENTH STREET DEVELOPMENT COMPANY, PLAT OF WHICH IS RECORDED IN PLAT BOOK 2, PAGE 32A, FORSYTH COUNTY REGISTRY.


All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3513, Page 2912, 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.

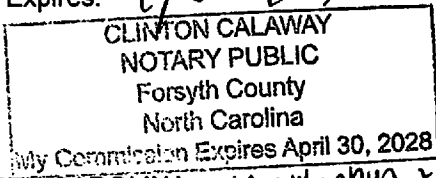

_____(SEAL)
AMAURY ARBELO


_____(SEAL)
NATALY TERESA DIAZ GUTIERREZ

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: AMAURY ARBELO (SEPARATED). Witness my hand and official stamp or seal, this 18 day of July, 2024.

My Commission Expires: 4/30/28





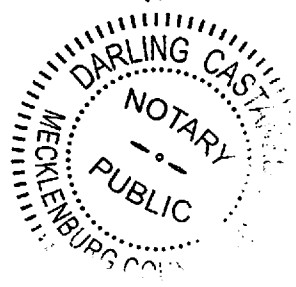
Notary Public


Print Notary Name: Clinton Calaway

STATE OF NORTH CAROLINA – Mecklenburg COUNTY

I certify that the following person(s) personally appeared before me this day, acknowledging to me that they signed the foregoing document: NATALY TERESA DIAZ GUTIERREZ (SEPARATED). Witness my hand and official stamp or seal, this 18 day of July, 2024.

My Commission Expires: 6-15-2028





Notary Public

Print Notary Name: Darling Castaneda