

2024023965 00105

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$68.00

PRESENTED & RECORDED
07/19/2024 01:55:04 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3817
PG: 615 - 616

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **\$68.00**

Parcel Identifier No.: **6832-80-2442.000**

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: **Lot Nos. 233 and 234 , Map of Columbia Heights Extension**

THIS DEED made 18th day of July, 2024 by and between

GRANTOR	GRANTEE
<p>Otis Levern Booker, a single person (Sole heir of Betty Lou Booker (13E691, Forsyth County))</p>	<p>Benedicto Bustos</p>
<p><u>Mailing Address:</u> 4614 Indiana Avenue Winston-Salem, NC 27106</p>	<p><u>Mailing/Property Address:</u> 2251 Waughtown Street Winston-Salem, NC 27107</p>
<p>SUBJECT PROPERTY IS NOT THE GRANTOR'S PRIMARY RESIDENCE</p>	<p><u>Property Address:</u> 1520 Williamson Street Winston-Salem, NC 27107</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:

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 Lots 233 and 234 as shown on Map of Columbia Heights Extension recorded in the Office of the Register of Deeds for Forsyth County, North Carolina in Plat Book 2, Page

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.

75, being the same property conveyed to Norro H. Foster from Charles R. Clinard and wife, Lestie M. Clinard, by deed dated October 1, 1943 and recorded October 5, 1943 in Book 509, page 63 Forsyth County Registry.

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.

Otis L. Booker (SEAL) _____ (SEAL)
Otis Levern Booker

State of NC)
County of Forsyth)

I, the undersigned, a Notary Public in and of said County and State aforesaid, do hereby certify that **Otis Levern Booker** 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 18th day of July, 2024.

My Commission Expires: 03-02-2027

Notary Public: Evelin Silva Bernal

