

**2024025412 00085**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$1470.00**PRESENTED & RECORDED  
07/31/2024 12:29:18 PMLYNNE JOHNSON  
REGISTER OF DEEDS  
BY: ANGELA BOOE, DPTY

BK: RE 3818

PG: 4367 - 4369

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 1,470.00

Parcel Identifier No. 6816-61-4603.000 Verified by Forsyth County on the \_\_\_ day of \_\_\_\_\_, 2024

By: \_\_\_\_\_

Mail/Box to: Holton Box 66

This instrument was prepared by: Lynne R. Holton, Esq., a licensed North Carolina Attorney. Delinquent taxes, if any, shall be paid by the closing Attorney to the County Tax Collector upon disbursement of closing proceeds.

Brief description for the Index: Tract Wellington Road

THIS DEED made this 24<sup>th</sup> day of July, 2024, by and between

## GRANTOR

**Francisco D. Carrillo and wife, Marina Nunez Carrillo,  
fka Marina Nunez****4110 Waterwood Drive  
Baytown, TX 77421**

## GRANTEE

**Jacob Douglas Spangler and spouse,  
Caitlin M. Moorman Spangler****836 Wellington Road  
Winston-Salem, NC 27106**

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 Grantor's interest in and to that certain lot or parcel of land situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.This property \_\_\_ is  is not the primary residence of one or more of the Grantors.

For back title, see Book 2703, Page 3619, Forsyth County Registry.

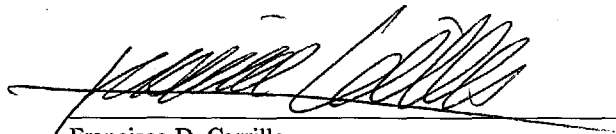
submitted electronically by "Holton Law Firm"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

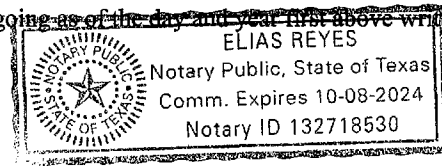
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.


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, other than the following exceptions:

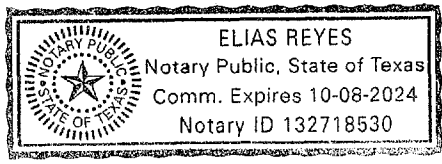
Easements, rights-of-way and restrictions of record, if any, and real property taxes for the current year which shall be prorated through the closing date.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing ~~as of the day and year first above written.~~

  
Francisco D. Carrillo (SEAL)




  
Marina Nunez Carillo (SEAL)



State of Texas - County of Harris

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: Francisco D. Carrillo and Marina Nunez Carillo.

Date: 7/24/2024

  
Notary Public

Elias Reyes  
Print Name

My commission expires: 10-08-2024

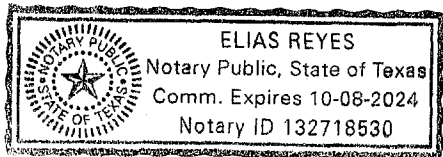


Exhibit A

**BEGINNING** at an iron stake in the west edge of Wellington Road (formerly Robin Hood Road and also formerly sometimes referred to as Westview Drive Extension, Pine Valley Road Extension, and Kinleigh Road), said point being 400 feet southwardly from a point where the extension of the southern line of Brookstown Road intersects with the extension of the western line of Wellington Road, it also being the southeast corner of a lot deeded to H.W. Lee and wife, Vera E. Lee, by deed recorded in Deed Book 442, Page 256, and running thence in a westerly direction along said Lee's south line 271 feet, more or less, to an iron stake in the dividing line between the Shaffner Estate and the Cromer Estate; running thence southwardly along the said dividing line between the Shaffner and Cromer Estates 100 feet to an iron stake in the northwest corner of a lot formerly sold to W. E. Church; running thence in an eastwardly direction along the north line of said Church lot and parallel with the first call above 271 feet, more or less, to an iron stake in the west line of Wellington Road; running thence along the west line of said Wellington Road in a northwardly direction 100 feet to the point of **BEGINNING**, being a lot fronting 100 feet on the west side of Wellington Road and extending westwardly of that width at right angles to said road to the line between the Shaffner Estate and the Cromer Estate.

There is also hereby conveyed a strip of land 30 feet wide and 100 feet long lying eastwardly from and adjacent to the above-described lot between its northern and southern boundaries which said 30-foot strip shall go to the center of Wellington Road, said strip of land, however, being subject to the right of the public therein for street purposes and as to this said strip the general warranty herein set out below does not apply.