

2024028736 00017FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$200.00

PRESENTED & RECORDED

08/27/2024 08:28:38 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3823**PG: 1399 - 1401****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$200.00

PIN: 6838-60-1418.000

Mail/Box to: Grantee:

This instrument was prepared by: T. Dan Womble, Attorney at Law, a licensed North Carolina attorney. No title search requested none performed.

Brief description for the index: Lot 57, W.H. Cox Development, PB 2, PG 11A

THIS DEED made this 26 day of August, 2024 by and between

| GRANTOR | GRANTEE |
|---|---|
| Jose I. Espinal and wife, Blanca M. Espinal 5550 Racin Drive Winston-Salem, NC 27107 | The Oscar Orlando Garrido Ruiz Revocable Trust dated August <u>26</u>, 2024 5209 Cox Blvd. 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 parcels of land situated in Forsyth County, North Carolina and more particularly described as follows:

FOR DESCRIPTION OF PROPERTY SEE EXHIBIT "A" ATTACHED HERETO.**Address: 5209 Cox Blvd, Winston-Salem, NC 27105**

The above land was conveyed to Grantor by deed recorded in Deed Book 2463, Page 904, Forsyth County Registry.

All or a portion of the property herein conveyed ___ includes or xx does not include the primary residence of a 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.

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

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 and restrictions of record, if any; violated zoning ordinances, if any, 2024 taxes are to be paid by Grantee.

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

Jose I. Espinal (SEAL)
Jose I. Espinal

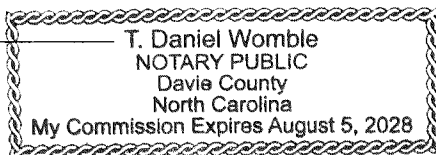
X Blanca M. Espinal (SEAL)
Blanca M. Espinal

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County of *Davie* and State aforesaid, certify that Jose I. Espinal and wife, Blanca M. Espinal personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this *26* day of *August*, 2024.

My Commission Expires: _____
(Affix Seal)



T. Daniel Womble Notary Public
Notary's Printed or Typed Name

EXHIBIT "A"

BEGINNING at an iron in the northernmost right of way line of Cox Blvd., said point also being the easternmost corner of Lot 58 as shown on map of W.H. Cox Development recorded in Plat Book 2, page 11A, Forsyth County Registry, and continuing with the easternmost line of said Lot 58 North 52 deg 11'04" west 184.71 feet to a new iron pipe in the southernmost line of Lot 52 in said subdivision; thence continuing with the line of Lot 52 North 38 deg 54'59" east 80.17 feet to an existing iron pipe in the westernmost corner of Lot 53 in said subdivision; thence continuing with the westernmost lines of said Lots 53, 54, 55 and 56 in said subdivision, South 52 deg 21'28" east 243.66 feet to an existing iron pipe in the northernmost right of way line of the aforementioned Cox Blvd.; thence continuing with said right of way South 74 deg 36'06" west 101.00 feet to the point and place of BEGINNING, containing approximately 0.396 acres, according to a survey prepared by Larry Lerue Callahan, R.L.S., dated September 5, 1996, Job No. 5505-1.

Further, being known and designated as Lot Number 57, as shown on the map or plat of W.H. Cox Development Property, a map of which is recorded in Plat Book 2, at page 11A, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is made for a more particular description.

Address: 5209 Cox Blvd, Winston-Salem, NC 27105