

**2024029776 00215**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXTX  
**\$275.00**

PRESENTED & RECORDED  
 09/03/2024 04:26:51 PM

**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: ANGELA BOOE, DPTY

**BK: RE 3824**  
**PG: 2677 - 2679**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$275.00

Parcel Identifier No.: 6837-03-4291.000

Mail after recording to: Atlas Property Solutions LLC, 112 South Tryon Street, Suite 809, Charlotte, NC 28280

This instrument was prepared by: Thomas Prince, Licensed NC Attorney for Ashburg & Prince, PLLC  
 112 S Tryon St, Ste 809, Charlotte, NC 28284

Brief Description from the Index:

THIS DEED made this 3rd day of September, 2024, by and between

<b>GRANTOR</b>	<b>GRANTEE</b>
<p>Crystal Silva (FKA Crystal Garcia Castillo) and Omar Silva, wife and husband,            and Maria Apolinaria Castillo-Bernal, a single person</p> <p>182 Clayton Street            Winston-Salem, NC 27105</p>	<p>Atlas Property Solutions LLC,            a North Carolina Limited Liability Company</p> <p>112 South Tryon Street            Suite 809            Charlotte, NC 28280</p>

Property Address: 182 Clayton 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 situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

**See Exhibit "A" Attached Hereto and Made a Part Hereof**

The property herein described  is or  is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book RE 2981, Page 950, Forsyth County Registry.

Submitted electronically by "Ashburg & Prince, PLLC"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

A map showing the above-described property is recorded in Plat Book 7, Page 29, and referenced within this instrument.


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.

Title to the property hereinabove described is subject to the following exceptions:

1. Any liens, restrictions, or encumbrances in the public records for Forsyth County.
2. Ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.


  
 \_\_\_\_\_  
 Crystal Silva

  
 \_\_\_\_\_  
 Omar Silva

  
 \_\_\_\_\_  
 Maria Apolinaria Castillo-Bernal

STATE OF NORTH CAROLINA  
COUNTY OF MECKLENBURG

I, Isabel Smith, Notary Public, do hereby certify that Crystal Silva, Omar Silva and Maria Apolinaria Castillo-Bernal personally appeared before me this day and acknowledged the due execution of the foregoing instrument.  
Witness my hand and official seal this 3rd day of September, 2024.

  
 \_\_\_\_\_  
 Official Signature of Notary  
 Printed or typed name of Notary

My Commission Expires:

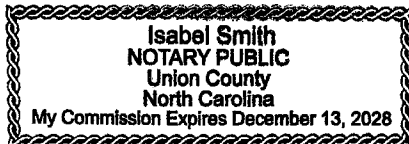


Exhibit "A"

BEGINNING at a point in the south side of Clayton Street, the northwest corner of Lot 19, running thence along the south side of said street in a westwardly direction 27.5 feet to a point, the middle line of Lot 18, 145 feet to a point in the northern line of Lot 15, thence along a part of the northern line of Lot 15 in an eastwardly direction 27.5 feet to a point, the northwest corner of Lot 14; thence along the west line of Lot 19 in the northerly direction 145 feet to the plat of BEGINNING. The property described herein is the southeast half of one half of Lot 18 that joins Lot 19 as shown on the plat of Forest Hills, Section 1, a plat of said property being recorded in Plat book 7, Page 29 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made.

Parcel ID: 6837-03-4291.000

Property Address: 182 Clayton Street, Winston Salem, NC 27105

Tax Parcel Number: 6837-03-4291.000

Property Address: 182 Clayton Street, Winston-Salem, NC 27105