



2024030980 00110

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$76.00

PRESENTED & RECORDED
09-12-2024 02:35:44 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST

BK: RE 3825
PG: 4452-4453

Wallace Box 60
TAX ID NUMBER: 6843-09-6809.000

Mail Deed and future tax bills to: Sergio Amauri Guillen Castro and Maria se la Paz Cruz
2320 cline ~~St.~~ Winston Salem, NC 27107
Excise Tax \$76.00

NORTH CAROLINA)

GENERAL WARRANTY DEED

FORSYTH COUNTY)

This instrument was prepared by David A. Wallace, a licensed North Carolina Attorney.
Delinquent Taxes, if any, to be paid closing by the closing attorney to the county tax collector upon disbursement of closing proceeds.

This conveyance does not include the primary residence of the Grantor

THIS DEED made this 12 day of September, 2024 by Bobby L. Middleton (aka Bobbie L. Middleton (not married) (hereinafter referred to as "Grantor") to Sergio Amauri Guillen Castro and wife, Maria se la Paz Cruz (hereinafter referred to as "Grantee").

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.

That the Grantor, for 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 together with improvements thereon described as follows:

BEING KNOWN AND DESIGNATED as Lot 168 as shown on the revised map of EASTON as recorded in Plat book 13, page 23(4) in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

See Deed Book 1943 at Page 4543 and Deed Book 3741 at Page 524.

Address: 1005 William Drive, Winston-Salem, NC 27107

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 herein above described is subject to the following exceptions: Easements and restrictions of record.

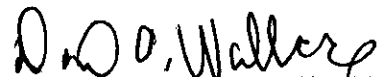
IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal as of the day and year stated below.


Seal
Bobby L. Middleton

STATE OF NORTH CAROLIN

- County of Forsyth

I, David A. Wallace, a Notary Public of Forsyth County, State of North Carolina certify that **Bobby L. Middleton** personally appeared before me this day and acknowledged the execution of the foregoing instrument in the capacity indicated. Witness my hand and official stamp or seal, this 12 day of September, 2024.


David A. Wallace, Notary Public

My Commission Expires: 11/29/2024

Stamp or Seal

