

2024031487 00110

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$100.00

PRESENTED & RECORDED

09/17/2024 12:26:53 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA BOOE, DPTY

BK: RE 3826

PG: 2712 - 2714

NORTH CAROLINA GENERAL WARRANTY DEEDExcise Tax: **\$100.00**Parcel Identifier No.: **6836-39-7220.000**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 No. 3, Map of Old Dominion Park**THIS DEED made 14th day of September, 2024 by and between

GRANTOR	GRANTEE
Teresa Cisneros and spouse Ascencion Castrejon (by and through Attorney-in-Fact Teresa Cisneros) Mailing Address: 401 E. 32nd Street Winston-Salem, NC 27105 SUBJECT PROPERTY IS THE GRANTOR'S PRIMARY RESIDENCE	Yulma Bernal and spouse Antonio Dominguez Mailing Address: 2024 Union Cross Road Winston-Salem, NC 27107 Property Address: 401 E. 32nd 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 City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

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.

North Carolina)
)
 Forsyth County)

I Evelin Silva Bernal do hereby certify that Teresa Cisneros attorney-in-fact for Ascencion Castrejon personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing and annexed instrument for and in behalf of Ascencion Castrejon and that his authority to execute and acknowledged said instrument is contained in an instrument duly executed, acknowledged, and recorded at Book 3824 Page 3497-3501 in the Office of Forsyth County Register of Deeds, Forsyth County, North Carolina, on September 4, 2024 and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney, that the said Teresa Cisneros acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Ascencion Castrejon.

Witness my hand and official seal, this 16th day of September, 2024.

Evelin Silva Bernal
 Signature of Officer

My Commission Expires: 03-02-2027

