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

Excise 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 <u>ly</u> 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 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

SUBJECT PROPERTY IS THE GRANTOR'S PRIMARY RESIDENCE

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:

BEING KNOWN AND DESIGNATED as Lot(3), as shown on the map of Old Dominion Park, which map is recorded in Plat Book 10, Page 131, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map for a more particular description.

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.

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

Tevesa, Cisnera	S (SEA	ΔΙ)			
Teresa Cisneros	(0LA	7L)			
A SCENCION. Co Ascencion Castrejon by Teresa Cisneros	25 TreJO (SEA and through At	BY AND: torney-in-Fac	throuth thevesa c	-AIF. isveras	
State of North Carolina)				
County of Forsyth	,)				

I, the undersigned, a Notary Public in and of said County and State aforesaid, do hereby certify that **Teresa Cisneros** personally appeared before me and acknowledged the execution of the foregoing instrument for the purpose stated therein and, in the capacity, indicated.

Witness my hand and Notarial stamp or seal this ______ day of September, 202

My Commission Expires: 13-62-2027

Notary Public: 🔏

North Carolina)
)
Forsyth County)

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 $\frac{1}{100}$ day of September, 2024.

Signature of Officer

My Commission Expires: 03-02-2027-