

2024031550 00173

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$434.00

PRESENTED & RECORDED
 09/17/2024 04:09:49 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST

BK: RE 3826
PG: 3004 - 3006

This instrument prepared by: Sarah I. Young, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$434.00

Parcel Identifier No.: 6837-77-1886.000

Mail after recording to: GRANTEE

This instrument was prepared by: Sarah Young / Law Office of Sarah Young, PLLC,
 2235-D Lewisville-Clemmons Rd, Clemmons, NC 27012

Brief Description from the Index:

THIS DEED made this 12th day of September, 2024, by and between

GRANTOR

Hao Van Tran and Ha Thi Phuong Dinh, husband and wife

1109 Ruskin Drive
 High Point, NC 27265

GRANTEE

Martha Alicia Esquivel, Unmarried

1116 Wooded Avenue
 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 Winston-Salem, City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Incorporated by Reference.

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 3772, Page 4183, Forsyth County Registry.

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

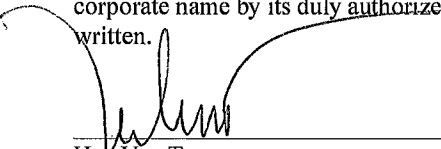
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

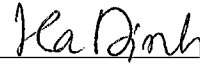
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

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

Power, telephone and utility easements found of record or on ground appearing.

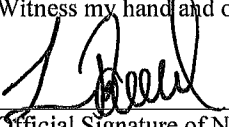
IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.


Hao Van Tran


Ha Thi Phuong Dinh

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I, Laquan Reed, Notary Public, do hereby certify that Hao Van Tran and Ha Thi Phuong Dinh personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 12 day of September, 2024.


Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: April 30, 2029

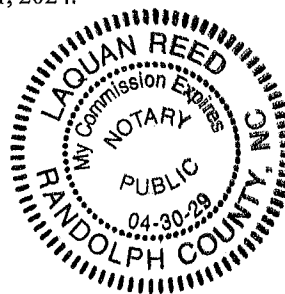


Exhibit "A"

BEGINNING at a stake in the south line of Wooden Avenue North, the northwest corner of Lot No. 59; running thence in a southerly direction along the west line of Lot No. 59 and the rear line of Lot Nos. 53 through 58, a distance of 210 feet to a stake; running thence westwardly along the rear line of Lots 41 through 45, a distance of 150 feet to a stake; running thence northwardly along the line of Lot No. 65 a distance of 210 feet to a stake in the south line of Wooded Avenue North; running thence eastwardly with the line of said Wooded Avenue, a distance of 150 feet to a stake, the point of beginning. Being known and designated as Lot Nos. Sixty (60), Sixty-One (61), and Sixty-Two (62), Sixty-Three (63) and Sixty-Four (64) as shown on map of property of R.H. Cox Estate recorded in Book of Plans No. 12, Page 70 located in the Office of the Register of Deeds of Deeds of Forsyth County, North Carolina, to which reference is hereby expressly made for a more full, complete and particular description.

Property Address is: 1116 N WOODED AVE, WINSTON SALEM, NC, 27105

Tax Parcel Number: 6837-77-1886.000

Property Address: 1116 Wooded Avenue, Winston-Salem, NC 27105