

**2024032936 00185**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$8.00**

PRESENTED & RECORDED  
09/27/2024 03:52:27 PM

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

**BK: RE 3828**  
**PG: 1985 - 1986**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 8.00

Parcel Identifier No.: 6836-54-7325 (Block 0319, Lot 161A)

Mail tax bills to Grantee: 914 N. 22<sup>nd</sup> Street, Winston-Salem, NC 27105

This instrument was prepared by: T. Thomas Kangur, Jr., 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.

Brief description for the Index: Lot 161 ½, Home Real Estate Loan and Insurance Company - Hege Property

THIS DEED made this 27th day of September, 2024 by and between,

GRANTOR	GRANTEE
<p style="text-align: center;"><b>TERESA DeJESUS CISNEROS</b> (unmarried)</p> <p style="text-align: center;">Mailing Address: 401 E. 32nd Street, Winston-Salem, NC 27105</p>	<p style="text-align: center;"><b>BLUE COAST TRANSPORTATION, LLC</b> a North Carolina limited liability company</p> <p style="text-align: center;">Mailing Address: 914 N. 22<sup>nd</sup> Street, Winston-Salem, NC 27105</p>

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 Forsyth County, North Carolina and more particularly described as follows:

BEGINNING at a stake on the south side of Nicholson (now 22<sup>nd</sup>) Street, it being 290.6 feet, more or less, from the southeast intersection of Liberty and Nicholson (now 22nd) Streets; running thence East along the south side of Nicholson (now 22nd) Street - 50 feet and of that same width extending back between parallel lines 150 feet to a ten-foot alley. The above-described lot being known and designated as Lot 161 ½ on the Plat of the Home Real Estate Loan and Insurance Company - Hege Property - said plat being recorded in Plat Book 2, Page 18A, in the Office of the Register of Deeds of Forsyth County, North Carolina. For further reference, see Deed Book 539, Page 54, Forsyth County Registry.

Property Address: 0 E. Twenty Second Street, Winston-Salem, NC 27105

**The property does not include the primary residence of the Grantor.**

The property hereinabove described was acquired by Grantor by instruments recorded in Book 2998, Page 151, Forsyth County Registry. A map showing the above-described property is recorded in Plat Book 2, Page 18A.

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, other than the following exceptions: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

Teresa DeJesus Cisneros (SEAL)  
Teresa DeJesus Cisneros

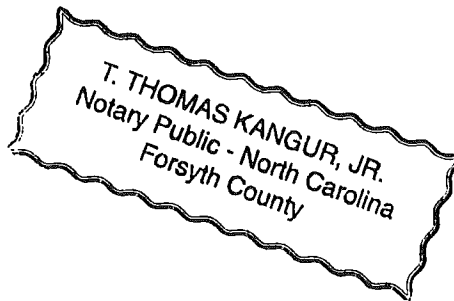
State of North Carolina, County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Teresa DeJesus Cisneros**

Date: 9/27/24

T Thomas Kangur, Jr.  
Notary Public

T Thomas Kangur, Jr.  
printed or typed name of notary public



My Commission Expires: 9/27/27