

2024034076 00225FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$130.00PRESENTED & RECORDED
10/07/2024 04:39:05 PMLYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST

BK: RE 3829

PG: 3975 - 3976

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$130.00

PIN: 3837-59-8883.000

Mail/Box to: Grantee:

This instrument was prepared by: T. Dan Womble, Attorney at Law, a licensed North Carolina attorney. No title search requested none performed.

Brief description for the index: 630 Voss Street

THIS DEED made this 7 day of October, 2024 by and between

GRANTOR	GRANTEE
<p>Jose I. Espinal and wife, Blanca M. Espinal 5550 Racin Drive Winston-Salem, NC 27107</p>	<p>Alfredo Martinez Hernandez and Juana Isela Alcantra-Garcia 630 Voss 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 parcels of land situated in Forsyth County, North Carolina and more particularly described as follows:

BEGINNING AT an iron in the southern margin of Voss Street, said point being North 87° 21' West 150 feet from the southwestern intersection of Voss Street and Ohio Street (formerly Carrie Street) and running thence along the southern margin of Voss Street, South 87° 21' East 70 feet to a new iron; thence South 02° 20' West 174.28 feet to a new iron; thence North 87° 59' West 70 feet to an iron; thence North 02° 20' East 175.25 feet to the point and place of Beginning and being all of Lots 5 and 6 and part of Lot 4 in Block B as shown on the Map of Modern Homes Company, and known as I. N. Watson Property recorded in Plat Book 4, page 31 in the Office of the Register of Deeds of Forsyth County, N. C.

Address: 630 Voss Street, Winston-Salem, NC 27105

The above land was conveyed to Grantor by deed recorded in Deed Book 1650, Page 3852, Forsyth County Registry.

All or a portion of the property herein conveyed ___ includes or xx does not include the primary residence of a Grantor.

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: easements and restrictions of record, if any; violated zoning ordinances, if any, 2024 taxes are to be paid by Grantee.

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

[Signature] (SEAL)
Jose I. Espinal

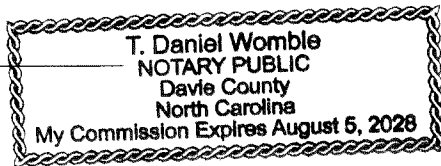
[Signature] (SEAL)
Blanca M. Espinal

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County of Davie and State aforesaid, certify that Jose I. Espinal and wife, Blanca M. Espinal personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 7 day of October, 2024.

My Commission Expires: _____
(Affix Seal)



[Signature]
T. Daniel Womble Notary Public
Notary's Printed or Typed Name