

**2024036633 00039**

FORSYTH COUNTY NC FEE \$26.00  
NO TAXABLE CONSIDERATION  
PRESENTED & RECORDED  
10/29/2024 10:39:48 AM  
**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: ANGELA BOOE, DPTY  
**BK: RE 3833**  
**PG: 1181 - 1183**

submitted electronically by "Law Office of Clint Calaway"  
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  
GENERAL WARRANTY DEED**

Excise Tax: \$0.00 NTC

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PIN#: 6836-74-3516.000

Property Address: 1407 E Twenty-Second St., Winston-Salem, NC 27105

Mail after recording to: Grantee at property below.

This instrument was prepared by: CLINT CALAWAY, 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.

No title search performed or requested. No tax advice given or requested. No current survey provided.

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THIS DEED made this 29<sup>th</sup> day of October 2024 by and between

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**GRANTOR**

**Margarita Arcos and husband, Felipe Ramirez Parra**

1901 Francis St., Winston-Salem, NC 27107

And

**Elfego Arcos Almazon and wife, Alma Arcos**

241 Craft. Rd. Winston-Salem, NC 27105

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**GRANTEE**

**Margarita Arcos, married**

Mailing Address: 1901 Francis St., Winston-Salem, NC 27107

Subject Property: 1407 E Twenty-Second St., Winston-Salem, NC 27105

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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 and more particularly described as follows:

BEING KNOWN and designated as LOT 30, as shown on the map of Fairview Heights, Andrews Addition to Fairview, as recorded in Deed Book 97, Page 592, and as re-recorded in Plat Book 3, Page 27A, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more definite and

particular description.

Property Address: 1407 E Twenty-Second St., Winston-Salem, NC 27105

Together with and subject to all easements and restrictions of record, if any.

All or a portion of the property described hereinabove was acquired by Grantor by instrument recorded in Book 3798, Pages 1064-1067, and Book 3776, Pages 3793-3795, Forsyth County Registry.

The above-described property does not include the primary residence of the 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, save and except easements, restrictions, and rights of way as appear of record, and 2024 city-county ad valorem taxes, now due and payable.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals the day and year first above written.

Margarita Arcos R (SEAL)

**Margarita Arcos**

Felipe Ramirez Parra

(SEAL)

**Felipe Ramirez Parra**

[Signature]

(SEAL)

**Elfego Arcos Almazon**

[Signature]

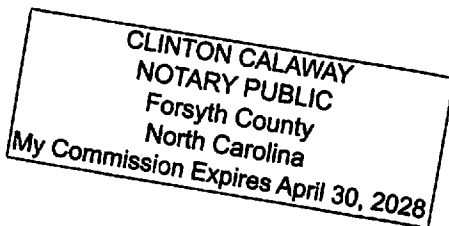
(SEAL)

**Alma Arcos**

STATE OF North Carolina  
COUNTY OF Forsyth

I, Clinton Calaway, a Notary Public of Forsyth County, State of North Carolina, certify that **Margarita Arcos and husband, Felipe Ramirez Parra** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this, the 29<sup>th</sup> day of October 2024.

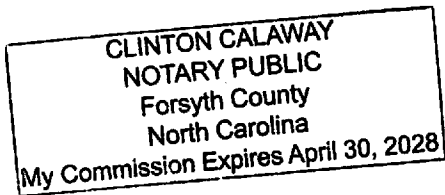


[Signature]  
Notary Public  
Print Notary Name: Clinton Calaway  
My Commission Expires: 4/30/28

STATE OF North Carolina  
COUNTY OF Forsyth

I, Clinton Calaway Notary Public of Forsyth County, State of North Carolina, certify that **Elfego Arcos Alamazon and wife, Alma Arcos** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this, the 29<sup>th</sup> day of October 2024.



Clinton Calaway  
Notary Public  
Print Notary Name: Clinton Calaway  
My Commission Expires: 4/30/28