

2024036689 00095

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$220.00

PRESENTED & RECORDED
 10/29/2024 01:23:29 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3833
PG: 1503 - 1506

Submitted electronically by "Orenstein Law PLLC"
 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: **\$220.00**

Tax Parcel Identification Number: **6836-46-0563.000**

This instrument was prepared by: Malia Williams., a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. **NO TITLE SEARCH REQUESTED OR PERFORMED.**

Return & Mail Tax Bill to: Grantee: 504 E. 28th Street, Winston-Salem, NC 27105

Property Address: 504 E. 28th Street, Winston-Salem, NC 27105

Brief description for the Index: Lot 2 Block 18 Bon Air

THIS DEED made this the 25 day of October 2024

GRANTOR	GRANTEE
Curtis L. Canty and spouse. Valerie P. Canty	Martha Guillermina Olmedo Melo (unmarried)
5525 Phillips Bridge Road Winston Salem 27104	504 E. 28 th Street 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 the County of Forsyth, State of North Carolina and more particularly described as follows:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.

For back title reference, see Book 2263, Page 2915 Forsyth County Registry.

THIS IS _____ OR IS NOT THE GRANTOR'S PRIMARY RESIDENCE

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:

- (1) Subject to easements and restrictions of record, if any;
- (2) Ad valorem real property taxes for 2024 and subsequent years; and
- (3) All matters shown on that Plat recorded in Plat Book 3, Page 25, Forsyth County Registry.

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

[SIGNATURE PAGE FOLLOWS]

[REMAINDER OF PAGE INTENTIONALLY BLANK]

[SIGNATURE PAGE]

GRANTOR

Curtis L. Canty (SEAL)
Curtis L. Canty

Valerie P. Canty (SEAL)
Valerie P. Canty

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:

Curtis L. Canty and Valerie P. Canty

This 25 day of October, 2024.

India Hanley
Official Signature of Notary

(Official Seal)

India Hanley
Notary's printed or typed name. Notary Public

My commission expires: 2/26/28

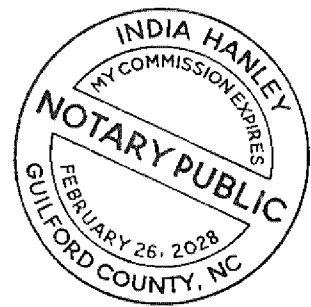


Exhibit "A"
Property of Martha Guillermina Olmedo Melo, a single woman
504 28th Street

BEING KNOWN AND DESIGNATED as Lot No. 2 in Block 18 on the Map of Bon Air as recorded in Plat Book 3, page 25, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more definite and particular description. Also including the alley that adjoins Lot No. 2, Block 18 on the Map of Bon Air as recorded in Plat Book 3, page 25, Forsyth County Register of Deeds.

The subject property is the same as that property described in Deed Book 2263, Page 2915, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6836-46-0563.000 on the Forsyth County Tax Maps.