

**2024038743 00077**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$450.00**PRESENTED & RECORDED  
11/14/2024 01:00:40 PMLYNNE JOHNSON  
REGISTER OF DEEDS  
BY: ANGELA BOOE, DPTY

BK: RE 3835

PG: 4461 - 4463

**NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: **\$450**

Primary Residence of Grantor: No

Parcel Identifier No. 6837-03-6057.000 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_

Mail To: GranteeThis instrument was prepared by: Randall L. Perry, 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: \_\_\_\_\_

THIS DEED made this 30<sup>th</sup> day of October, 2024 by and between

GRANTOR	GRANTEE
ALEJANDRO TORRALBA MERLIN AND SPOUSE, JAINE PEREZ VALENTIN 2616 BETHABARA ROAD WINSTON-SALEM, NC 27106	JEREMY ALVAREZ, UNMARRIED AND CHRIS ALVAREZ, UNMARRIED AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP 100 PARKWOOD 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 the County of Forsyth, North Carolina and more particularly described as follows:**SEE ATTACHED EXHIBIT "A"**This property was acquired by Grantor via instrument recorded in Book 3592, Page 2445.NC Bar Association Form No.3 © 1976, Revised © 1977, 2002  
Printed by Agreement with the NC Bar Association - 1981James Williams & Co., Inc.  
[www.JamesWilliams.com](http://www.JamesWilliams.com)submitted electronically by "Goins Law"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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:

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

Alejandro Torralba M. (SEAL)  
ALEJANDRO TORRALBA MERLIN

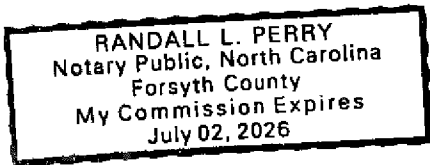
J.P. (SEAL)  
JAINE PEREZ VALENTIN

State of North Carolina - County of Forsyth

I, Randall L. Perry, the undersigned Notary Public, certify that ALEJANDRO TORRALBA MERLIN AND JAINE PEREZ VALENTIN personally appeared before me this day, and I have seen satisfactory evidence of their identity, by a current state or federal identification with their photograph, acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and Notarial stamp or seal this 30<sup>th</sup> day of October, 2024.

(Affix Notary Stamp Below)



Randall L. Perry  
Randall L. Perry, Notary Public

My Commission Expires: 7-2-2026

The foregoing Certificate(s) of \_\_\_\_\_ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

\_\_\_\_\_ Register of Deeds for \_\_\_\_\_ County

By: \_\_\_\_\_ Deputy/Assistant - Register of Deeds

