

2024038746 00080

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$230.00

PRESENTED & RECORDED
11/14/2024 01:02:58 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3835
PG: 4483 - 4485

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: \$230.00

Parcel Identifier No. 6844-35-4957.000

Mail after recording to: Grantee at address shown below

This instrument was prepared by: CLINT CALAWAY, A LICENSED NORTH CAROLINA ATTORNEY. DELINQUENT TAXES, IF ANY TO BE PAID BY CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT OF CLOSING PROCEEDS.

ADDRESS: 380 KNOLLWOOD STREET, SUITE G, WINSTON-SALEM, NC 27103

THIS DEED made this 14 day of November, 2024 by and between

GRANTOR

**JOSEPH S. BRANTLEY (WIDOWER) BY AND THROUGH HIS ATTORNEY-IN-FACT, JAMAAL WOMBLE AKA
JAMAL WOMBLE
173 FOREST VIEW DRIVE, WINSTON-SALEM, NC 27104**

GRANTEE

**CASTILLO PROPERTIES, LLC
4503 OLD RURAL HALL ROAD, WINSTON-SALEM, NC 27105
SUBJECT PROPERTY: 2203 PLEASANT STREET, WINSTON-SALEM, NC 27107**

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:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF FULLY SET FORTH.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 1823, Page 2839, Forsyth County Registry.

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 except for the exceptions hereinafter stated.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on the day and year first above written.

Joseph Brantley by P.O.A. (SEAL) Jamaal Womble
JOSEPH S. BRANTLEY (WIDOWER) BY AND THROUGH HIS ATTORNEY-IN-FACT, JAMAAL WOMBLE

_____(SEAL)

STATE OF NORTH CAROLINA - COUNTY OF FORSYTH
I, Clinton Calaway, a Notary Public for said County and State, do hereby certify that Jamaal Womble Attorney-in-fact for Joseph S. Brantley, personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of Joseph S. Brantley (Widower), and that the authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the Office of the Register of Deeds, County of Forsyth, State of North Carolina, on the 17th day of February, 2023 in Deed Book 3741, page 621, and this instrument was executed under and by virtue of the authority given by said instrument granting him Power of Attorney; that the said Jamaal Womble acknowledged the due execution of the foregoing and annexed instrument for the purpose therein expressed for and in behalf of the said Joseph S. Brantley (Widower).

Witness my hand and official seal, this the 14 day of November, 2024.

Clinton Calaway, Notary Public
Printed Name of Notary Public:

My Commission Expires: 4/30/28

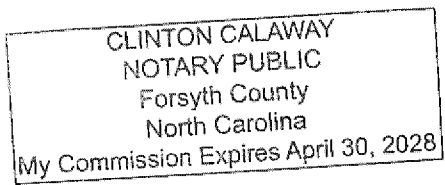


EXHIBIT "A"

BEGINNING at an existing iron pin located at the southeast intersection of Waughtown Street and Pleasant Street; running thence along the southern right of way line of Waughtown Street, South 89° 55' East 68.76 feet to an existing iron pin located at the northwest corner of Tax Lot 115A, Block 1833, on the Forsyth County Tax Maps; running thence South 02° 57' 40" West 148.30 feet to an existing iron pin; running thence North 89° 55' West 69.0 feet to an existing iron pin located in the eastern margin of Pleasant Street; running thence along the eastern margin of Pleasant Street, North 03° 03' 10" East 148.31 feet to the point and place of BEGINNING. The above description is in accordance with a survey by Richard Bennett, R.L.S., dated May 3, 1994. Being also known as Tax Lot 402, Block 1833, on the Forsyth County Tax Maps.