

**2024039035 00209**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$226.00**PRESENTED & RECORDED  
11/15/2024 03:55:18 PM**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: CHELSEA B MARTINEZ, DPTY  
**BK: RE 3836**  
**PG: 1642 - 1646****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$226.00

Parcel Identifier No. 6844-03-1003.000

Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_

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

Mail to: Atlas Orange, 109 East Mountain Street – Suite D, Kenersville, NC 27284

This instrument prepared by: Rob Sosower, 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: Lot 13 B111, Memorial Industrial School Inc., PB 12 PG 17

THIS DEED made the 15 day of Nov., 2024, by and between

| GRANTOR   | GRANTEE   |
|---|---|
| <p><b>Daphne McFadden, an unmarried person, and<br/>Demeatrice Hopkins, an unmarried person</b></p> <p>Grantor Address:<br/>608 Walkertown Guthrie Rd<br/>Winston Salem, NC 27101</p> | <p><b>Castillo Properties LLC,</b><br/><i>a North Carolina Limited Liability Company</i></p> <p>Property Address:<br/>1024 Moravia Street<br/>Winston-Salem, NC 27107</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 parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

**See Exhibit "A" attached hereto and incorporated by reference.**

The property herein described [ ] is or [X] is not the primary residence of the Grantors.

The subject property was acquired by Roosevelt Hopkins on or about August 30, 1985, by instrument recorded in the Forsyth County Register of Deeds in Book 1503, at Page 822. Roosevelt Hopkins died testate on or about February 16, 2022 (reference Forsyth County, NC Death Certificate Book 132, Page 1779). The Last Will and Testament of Roosevelt Hopkins devised the subject property to Daphne

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.

McFadden and Demeatrice Hopkins. The Estate of Roosevelt is closed (reference Forsyth County, NC Estate File 22 E 1172).

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:

Subject to easements, rights of way, and other restrictions of record.

*(signatures to follow)*

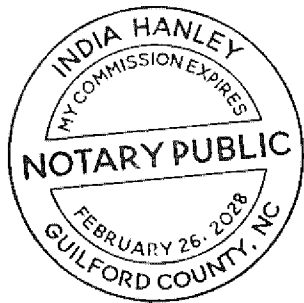
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Daphne McFadden (SEAL)  
Daphne McFadden

STATE OF NC  
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Daphne McFadden personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 13 day of Nov., 2024.



India Hanley  
India Hanley Notary Public

My commission expires: 2/26/28

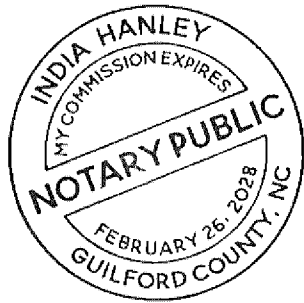
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Demeatrice Hopkins (SEAL)  
Demeatrice Hopkins

STATE OF NC  
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Demeatrice Hopkins personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 15 day of Nov., 2024.



India Hanley  
India Hanley Notary Public

My commission expires: 2/26/28

**Exhibit "A"**  
**Property of Castillo Properties LLC, a North Carolina Limited Liability Company**  
**1024 Moravia Street**

BEING known and designated as Lot 13, Block H, as shown on the map of the property of Memorial Industrial (sic) School, Inc., which map is recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 12, page 17, reference to which map is herewith made for a more particular description.

Save and except that portion of the above described property conveyed by Roosevelt Hopkins and wife, Marilyn T. Hopkins, to the State Highway Commission by Right of Way Agreement dated October 24, 1968, recorded in Deed Book 0993, at Page 249, Forsyth County Registry, and more particularly described as follows:

BEGINNING at a point on the property line common to Roosevelt Hopkins and wife, Marilyn T. Hopkins, and Thomas B. Williams, said point being the southwest property corner of the said Hopkins and the northwest property corner of Thomas B. Williams; thence in a northwesterly direction along and with the property line common to Hopkins and J. A. Brewer, Sr., 50 feet to a point, said point being the northwest property corner between the Hopkins and the southwest property corner of Theodore L. Murray; thence in a southeasterly direction along and with the property line common to Hopkins and Theodore L. Murray 49.52 feet to the point of intersection with the eastern right of way line of North Front Road, said point of intersection being located 40 feet northeast of and perpendicular to Survey Centerline North Front Road; thence South 48° 15' 17" East along and with the southeasterly right of way boundary 71.77 feet to a point, said point being located on the property line common to Hopkins and Thomas B. Williams; thence in a westerly direction along and with the property line common to Hopkins and Thomas B. Williams 98.62 feet to the point of beginning.

The subject property is the same as that property described in Deed Book 1503, Page 822, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6844-03-1003.000 on the Forsyth County Tax Maps.