

**2024039261 00017**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$60.00

PRESENTED &amp; RECORDED

11/19/2024 08:27:25 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3836

PG: 2897 - 2899

Tax Parcel Identifier Number: 6817-46-2642.000 and 6817-46-2522.000

Revenue Stamps: 60.00

This instrument was prepared by: **Truman Barker, Esq, a licensed North Carolina attorney, Barker Law, P.C. – Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. Without Survey or Title Examination.**

Return to: **Grantee**

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made **November 15, 2024** by and between

GRANTOR	GRANTEE
<b>BELL'S PROPERTY MANAGMENT, LLC, a North Carolina limited liability company</b>	<b>JOSE GARCIA TOLEDO and spouse, MARTHA CORTES ARREDONDO</b>
Mailing Address: 5455 Woodcliff Drive Winston Salem, NC 27106	Mailing Address: 6040 Emsley Road Greensboro, NC 27407

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 herein by reference.**

**Said parcel having the address of: 0 Linda Circle, Winston Salem, NC 27106**

Submitted electronically by "Barker Law, P.C."  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The real property referenced herein **does not** include the primary residence of at least one of the Grantors.

For back reference, see Deed Book 3661, Page 1507 in the 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.

Title to the property hereinabove described is subject to the following exceptions:

Ad valorem taxes for the current year and any special taxes due by reason of use of the premises, rights-of-way of public highways, roads, and public utilities adjacent to or servicing the premises, easements and restrictions of public record, and noncompliance, if any, with local, county, state or federal government laws, ordinances, or regulations relative to zoning, environment, subdivision, occupancy, use, construction or the development of the subject property. Pro ration of any taxes shall be according to agreement of the parties.

IN WITNESS WHEREOF, the Grantors have hereunto set his/her hand and seal the day and year of the Notary acknowledgment herein.

Bell's Property Management, LLC

Nedrea Bell (SEAL)  
Nedrea Bell, Member/Manager

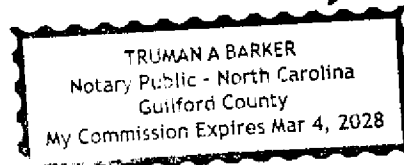
County of Guilford, State of North Carolina

I certify that the following person personally appeared before me this day, each acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Nedrea Bell, Member/Manager of Bell's Property Management, LLC, a North Carolina limited liability company.**

Date: Nov 18, 2024

Truman A. Barker  
Notary Public

My Commission Expires: Mar 4, 2028



**EXHIBIT A**

**TRACT I:**

BEING known and designated as Lot Number 25, Section 2, Windsor Forest Estates according to a plat of same as recorded in Book of Plats 19, Page 89, in the Office of the Register of Deeds of Forsyth County, reference to which is hereunto made for more particular description.

Property Address: Linda Cricle, Winston Salem, NC 27106

Parcel ID: 6817-46-2522.000

**TRACT II:**

BEING known and designated as Lot Number 26, Section 2, Windsor Forest Estates according to a plat of same as recorded in Book of Plats 19, Page 89, in the Office of the Register of Deeds of Forsyth County, reference to which is hereunto made for more particular description.

Property Address: Linda Circle, Winston Salem, NC 27106

Parcel ID: 6817-46-2642.000