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FORSYTH COUNTY NC FEE \$26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
11/26/2024 01:13:44 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3838
PG: 107 - 108

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: NONE

Parcel Identifier No.: 6836-81-5511.000

Mail/Box to: The Ellison Law Firm, 112 North Marshall Street, Winston-Salem, NC 27101

This instrument was prepared by: Attorney Eric S. Ellison

Brief description for the Index:

THIS DEED made 26th day of November, 2024 by and between

GRANTOR	GRANTEE
Abigail Garcia Perez, separated	Luis Paez Hernandez, as sole and separate property
(Grantor conveys sole ownership to Grantee)	<u>Mailing/Property Address:</u> 1303 Hattie Avenue Winston-Salem, NC 27101
<u>Mailing Address:</u> 3713 Vandalia Drive Winston-Salem, NC 27104	
SUBJECT PROPERTY IS NOT THE GRANTOR'S PRIMARY RESIDENCE	

****** NO TITLE SEARCH PERFORMED OR REQUESTED TO BE PERFORMED******

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.

Submitted electronically by "The Ellison Law Firm"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

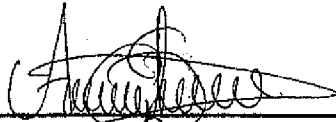
WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple all that certain lot or parcel of land situated in City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

BEGINNING at an iron the southwest corner of lot no. 52 s shown on tax block 836 of Winston Township, Forsyth County Tax Supervisor's Records, Forsyth County Courthouse, Winston-Salem, North Carolina, and running North 04 degrees 15 minutes East 50 feet to an iron stake, the southwest corner of of Lot No. 48; thence running on the block division line of lots 48 and 50 South 85 degrees 45 minutes East 100 feet to an iron stake the southeast corner of lot no. 48; thence running on the block division line of South 04 degrees 45 minutes East 100 feet to an iron stake the southeast corner of lot no. 48; thence running on the block division line South 04 degrees 15 minutes West 50 feet to an iron the southeast corner of lot no. 52; thence running on the south line of lot no. 52, same being the north boundary of East 13th Street, North 85 degrees 45 minutes West 100 feet to the beginning corner. The above description embraces lot nos. 50 and 52 of the above tax block referred to.

Also, being known and designated as block 836 lots 050, 052 and 101, Forsyth County Tax Maps.

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.

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

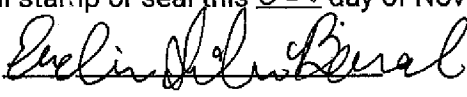


Abigail Garcia Perez (SEAL)

State of North Carolina)
)
County of Forsyth)

I, the undersigned, a Notary Public in and of said County and State aforesaid, do hereby certify that **Abigail Garcia Perez** personally appeared before me and acknowledged the execution of the foregoing instrument for the purpose stated therein and, in the capacity, indicated.

Witness my hand and Notarial stamp or seal this 22nd day of November, 2024.

Notary Public: 
My Commission Expires: 03-02-2027

