

2024041432 00092

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$350.00

PRESENTED & RECORDED
 12/06/2024 01:22:28 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST
BK: RE 3839
PG: 2137 - 2140

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$350.00

Parcel Identifier No. 6805-95-6018.000

Verified by _____ County on the ____ day of _____, 20__

By:

Mail to: Atlas Orange, 109 East Mountain Street – Suite D, Kernersville, 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 18, Sec 1, DR. J.R. SECREST PROPERTY, PB 19, PG 148

THIS DEED made the 2 day of December, 2024, by and between

| GRANTOR | GRANTEE |
|---|---|
| <p>Karen K. Cestero (unmarried/widow)</p> <p>Grantor Address: 4133 Mill Creek Road Winston-Salem, NC 27106</p> | <p>Castillo Properties LLC <i>a North Carolina Limited Liability Company</i></p> <p>Property Address: 209 Longwood Dr Winston-Salem, NC 27104</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 [] is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 2912, Page 2936, 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.

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.

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.

Karen K. Cestero (SEAL)

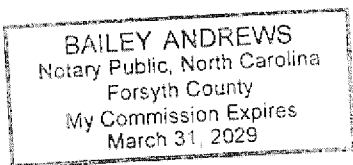
Karen K. Cestero

STATE OF North Carolina

COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Karen K. Cestero 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 2 day of December, 2024.



Bailey Andrews

Bailey Andrews Notary Public

My commission expires: 3/31/29

Exhibit "A"

Property of Castillo Properties LLC
a North Carolina Limited Liability Company
209 Longwood Dr

BEING KNOWN AND DESIGNATED AS all of lot 18, in as shown on the Map of DR. J.R. SECREST PROPERTY, SECTION 1, as platted and recorded in Plat Book 19, at page 148, in the Office of the Register of deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.

The subject property is the same as that property described in Deed Book 2912, Page 2936, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6805-95-6018.000 on the Forsyth County Tax Maps.