

**2024042050 00010**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$160.00  
PRESENTED & RECORDED  
12/12/2024 08:22:18 AM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: CHELSEA B MARTINEZ, DPTY  
BK: RE 3840  
PG: 1126 - 1128

Prepared by  
& Returned to  
The Sperry Law Firm P.C.  
1365 Ebenezer Road  
Rock Hill, SC 29732

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

**Excise Tax: \$160.00**

**Brief ID: Lot No 4 of Fairview Heights Andrews Addition**

**Parcel ID No. 6836-74-3763.000**

Mail after recording to: the grantee

This instrument was prepared by: Ryan David Hatley, NC Attorney, Sperry & Hatley, P.C.

Any delinquent taxes to be paid by closing attorney/settlement agent upon disbursement of closing proceeds to the county tax collector.

THIS DEED made this 16<sup>th</sup> day of December, 2024 by and between

**GRANTOR**

**Ma Guadalupe Castillo Cabrera a/k/a Maria G. Castillo Cabrera, an unmarried woman**

**3665 Yale Avenue, Winston-Salem, NC 27107**

**GRANTEE**

**North Center LLC, a North Carolina Limited Liability Company**

**Property Address : 1414 NE 23rd Street Northeast, Winston-Salem, NC 27105**

**Mailing Address : 9815 Sam Furr Road, Suite J #291, Huntersville, NC 28078**

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 located in Forsyth County, North Carolina and more particularly described as follows:

General Warranty Deed  
1414 NE 23rd Street Northeast, Winston-Salem, NC 27105  
Page 1 of 3

**Property 1:**

**Lying and being in Forsyth County, North Carolina and situated in North Winston on the South Side of Balsely Street (Now 23 rd Street), Beginning at an iron stake 200 feet from Eutaw Street; running thence in a Westerly direction of 50 feet and of that same width back South 150 feet to an alley. The above lot being known and designated as Lot No 4 on the map of Fairview Heights Andrews Addition, recorded in office of the Register of Deeds of Forsyth County, in Deed Book 97 at Page 592, which see for a more particular description of said property, for further reference deed recorded in Deed Book 371, Page 82.**

**Parcel ID # No. 6836-74-3763.000**

**Being all or a portion of that property described in that deed recorded in Book 3803 at Page 764, Forsyth County Public Registry.**

The above described property X does    does not include the primary residence of the Grantor.

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.

This conveyance made subject to all easements and other matters shown on the recorded plat hereinabove referred to and restrictive covenants and easements appearing of record in the Forsyth County Registry, and all amendments thereto which may appear of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

Ma. Guadalupe Castillo Cabrera.  
(SEAL)

Ma Guadalupe Castillo Cabrera a/k/a Maria G. Castillo Cabrera

STATE OF NORTH CAROLINA  
COUNTY OF MECKLENBURG

I, Margaret Durham, Notary Public, do hereby certify that Ma Guadalupe Castillo Cabrera a/k/a Maria G. Castillo Cabrera personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 10 day of December, 2024.

Margaret Durham

Official Signature of Notary  
Printed or typed name of Notary

My Commission Expires: February 4, 2029

