

2024042335 00107

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$280.00

PRESENTED & RECORDED
12/13/2024 02:10:44 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3840
PG: 2847 - 2849

NORTH CAROLINA GENERAL WARRANTY DEED

EXCISE TAX: \$280

Mail after recording to: Grantee @ property address

This instrument prepared by: Voula Boutis, Esq. A LICENSED N.C. 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 5 & PT OF LOT 6, WACHOVIA DEVELOPMENT, BLK 4
TAX PARCEL #6834-85-3876.000

THIS DEED made this 10h day of December, 2024, by and between

GRANTOR: CHARLES D CHENAULT, JR AND WIFE, DEBRA B CHENAULT

Mailing Address: 995 Still Point Dr, Winston Salem, NC 27107

GRANTEE: ELEAZAR CRUZ CARMONA AND WIFE, GABRIELA JAIME VAZQUEZ

Property Address: 726 E. Sprague St, Winston Salem, NC 27107

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:

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 being more particularly described as follows:

This is not the primary residence of the Grantor. (N.C.G.S. S105-317.2)

Being all that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

BEGINNING at an iron stake in the southern right of way line of Sprague Street, said iron stake being the common corner of Lots 4 & 5 as shown on the Plat of Wachovia Development Company, Block 4, recorded in Plat Book 8, page 81, Forsyth County Registry; thence from said point of beginning and with the southern right of way line of Sprague Street South 87 degrees 14 minutes 10 seconds East 74.99 feet to a P.K. nail in the northwest corner of Harold W. Casey, Jr. and wife; thence with Casey's western line, South 03 degrees 4 minutes 50 seconds West 150.43 feet to an iron stake in the northern right of way line of a 15 foot unopened alley; thence North 86 degrees 50 minutes 26 seconds West 74.78 feet to an iron stake, the southeastern corner of Lot 4 as shown on the above referenced plat; thence with the common line of Lots 4 & 5, North 3 degrees 0 minutes 0 seconds East 149.91 feet to an iron stake in the southern right of way line of Sprague Street the point and place of BEGINNING. Being all of Lot 5 and a western portion of Lot 6 as shown on the Plat of Wachovia Development Company, Block 4, as recorded in Plat Book 8, Page 81(2), in the Office of the Register of Deeds of Forsyth County, North Carolina, being Tax Lots 5 & 6A in Block 736 as presently shown on the Forsyth County Tax Maps. Said description in accordance with a survey made by William Franklin Tatum, RLS dated March 19, 1998 bearing job SS-8324. For further reference see Deed Book 1939, page 2480 of the Forsyth County Registry.

Property Address; 726 East Sprague Street, Winston Salem, NC

Prior instrument reference: Book 2557 at Page 2000

A map showing the above-described property is recorded in Plat 8 at Page 81(2)

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 the 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 the Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

All easements, restrictions and rights of way of record, if any, and ad valorem taxes for the current and all subsequent years

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand and seal the day and year first above written.

SEE SEPARATE SIGNATURE PAGE ATTACHED HERETO

SEPARATE SIGNATURE PAGE
TO
GENERAL WARRANTY DEED

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand and seal the day and year first above written.

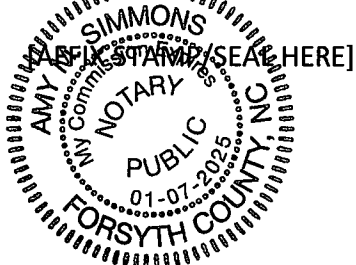
BY: Ch D. Chénault Jr (SEAL)
CHARLES D CHENAULT, JR.

BY: Debra B. Chénault (SEAL)
DEBRA B CHENAULT

STATE OF NORTH CAROLINA
COUNTY OF Forsyth

I, Amy H. Simmons, a Notary Public of Forsyth County and State of aforesaid, certify that **CHARLES D CHENAULT JR AND DEBRA B CHENAULT**, principals, personally appeared before me this day, and I have seen satisfactory evidence of the principals' identity, by current State or Federal identification with the principals' photograph in the form of a state issued driver's license or passport, and acknowledged to me that they voluntarily signed the foregoing document for the purpose therein and in the capacity indicated.

WITNESS my hand and official stamp/seal, this 11th day of December 2024.



Amy H. Simmons
Notary Public

My commission expires: 1/7/2025