

2024043471 00093

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$10.00

PRESENTED & RECORDED
 12/23/2024 03:15:09 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST

BK: RE 3842
 PG: 386 - 387

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **\$10.00**

Parcel Identifier No.: **6827-95-2690.000**

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 20th day of December, 2024 by and between

GRANTOR	GRANTEE
Maria Zepeda, a single person	Jose Angel Cruz Avila
Brian Martinez-Gevara, a single person	<u>Mailing Address:</u> 315 Motor Road, Apt. E6 Winston-Salem, NC 27105
<u>Mailing Address:</u> 309 W. 23rd Street Winston-Salem, NC 27105	<u>Property Address:</u> 0 Marvin Boulevard Winston-Salem, NC 27105
SUBJECT PROPERTY IS NOT THE GRANTOR'S PRIMARY RESIDENCE	

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

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.

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:

BEING KNOWN AND DESIGNATED as Lot Numbers 24, 25 and 26 of the Map of Marvin Heights, as recorded in Plat Book 3, Page 42A, Forsyth County Register of Deeds.

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.

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

Maria Zepeda
Maria Zepeda

(SEAL)

Brian Martinez-Gevara

(SEAL)

Brian Martinez-Gevara

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 **Maria Zepeda and Brian Martinez-Gevara** 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 13th day of December, 2024.

Notary Public: Evelin Silva Bernay

My Commission Expires: 03-02-27

