

2024043512 00134

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$330.00

PRESENTED & RECORDED
 12/23/2024 03:27:25 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST
 BK: RE 3842
 PG: 668 - 672

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$330.00Parcel Identifier No. **6844-05-2295**

Mail/Box to: **BRADY & KOSOFSKY, PA**
 13925 Ballantyne Corporate Place
 Suite 400
 Charlotte, NC 28277-2600

*This instrument was prepared by **Brady & Kosofsky, PA, 13925 Ballantyne Corporate Pl. Ste 400 Charlotte, NC 28277**, a duly licensed North Carolina and South Carolina law firm. Delinquent taxes, if any will be paid by the closing attorney from the closing proceeds as shown on the settlement statement.*

File: 24209657ZBrief Description for Indexing: **Lot 109 Duffy-Hahn Development**

THIS DEED made this 20 day of December, 2024 by and between

GRANTOR	GRANTEE
<p style="text-align: center;"><i>Alberto Hernandez Bolanos and Leidy Navarrete, a Married Couple</i></p> <p style="text-align: center;"><i>Mailing Address:</i> <i>2705 Peachtree Street Winston Salem, NC 27107</i></p>	<p style="text-align: center;"><i>Adolfo Avila Castrejon and Brigilia Peñaloza Barrera, a Married Couple</i></p> <p style="text-align: center;"><i>(Tenants by the Entirety)</i></p> <p style="text-align: center;"><i>Property Address:</i> <i>1024 East Devonshire Street, Winston Salem, NC 27107</i></p> <p style="text-align: center;"><i>Mailing Address:</i> <i>3693 Wyandotte Avenue Winston Salem, NC 27127</i></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.

Submitted electronically by "Blueprint Title - TN"
 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 the City of **Winston Salem, Forsyth County**, North Carolina and more particularly described as follows:

See Attached **Exhibit "A"**

The property hereinabove described was acquired by Grantor by instrument recorded in Book: 3450 and Page: 3842.

A map showing the above described property is recorded in Plat Book 1, Page 50(4).

All or a portion of the property herein conveyed ☒ includes or ☐ does not include primary residence of a 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 premise 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:

ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD, AD VALOREM TAXES FOR THE CURRENT YEAR WHICH MAY NOT BE DUE AND PAYABLE.

Title Insurance Company: Blueprint Title NC

[SIGNATURES TO FOLLOW]

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



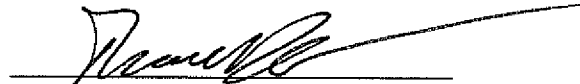
Leidy Navarrete

(SEAL)

State of NC
County of Mecklenburg

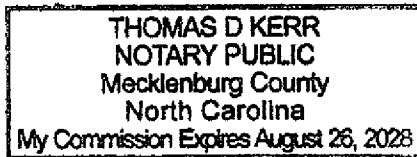
I certify that the following person(s) personally appeared before me this day and each acknowledging to me that he or she signed the foregoing document: **Leidy Navarrete**

Date: 12/20/24



Official Signature of Notary

(Official Seal)



Thomas D Kerr, Notary Public
My commission expires: 8/26/28

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

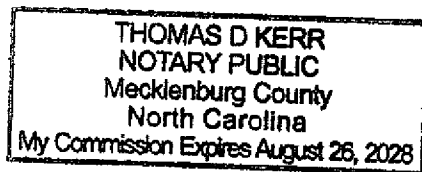
Alberto Hernandez (SEAL)
Alberto Hernandez Bolanos

State of NC
County of Mecklenburg

I certify that the following person(s) personally appeared before me this day and each acknowledging to me that he or she signed the foregoing document: **Alberto Hernandez Bolanos**

Date: 12/20/24

(Official Seal)



Thomas D Kerr
Official Signature of Notary

Thomas D Kerr, Notary Public
My commission expires: 8-26-28

Exhibit "A"

BEGINNING at a point in the South line of Devonshire Street said point being the Northwest corner of Lot 110, and being also 110.5 feet westwardly from the Southwest intersection of Devonshire Street and Williard Street; running thence along the West line of said Lot 110, Southwardly 149.3 feet to a point, the Southwest corner of Lot 110 in the North line of a 15 foot alley; thence along the North line of said alley Westwardly 50.0 feet to a point, the Southeast corner of Lot 108 in the North line of said alley; thence along the East line of Lot 108, Northwardly 149.4 feet to a point in the South line of Devonshire Street; thence along the South line of Devonshire Street, Eastwardly 50.00 feet to the Beginning.

Being known and designated as Lot 109, Block 752, Forsyth County Tax Map and being also a part of the Duffy-Hahn Development, recorded in Plat Book 1, Page 50(4), in the Register of the Deeds of Forsyth County.

Property Address: 1024 East Devonshire Street, Winston Salem, NC 27107

PIN #: 6844-05-2295