

2025000403 00107

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$370.00

PRESENTED & RECORDED
 01/06/2025 03:54:13 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3843**PG: 1990 - 1992**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$370.00

Parcel Identifier No.: 6835-80-2659.000

Mail after recording to: Paulista Properties LLC, 833 Tennyson Drive, Charlotte, NC 28208

This instrument was prepared by: The Layton Law Firm PLLC, 1001 East Boulevard, Suite B, Charlotte, NC 28203

Brief Description from the Index: Lot Nos. 311 and 312, as shown on the Revised Map of Columbia Heights Extension

THIS DEED made this 6th day of January, 2025, by and between

GRANTOR

Arimen Cesar Aguilar Castillo, an unmarried man

4214 Country Club Road
 Winston-Salem, NC 27104

GRANTEE

Paulista Properties LLC, a North Carolina Limited Liability Company

833 Tennyson Drive
 Charlotte, NC 28208

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 City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

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 3799, Page 1478, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 4, Page 177, and referenced within this instrument.

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.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.


Arimen Cesar Aguilar Castillo

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, Christopher D Layton, Notary Public, do hereby certify that Arimen Cesar Aguilar Castillo personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and official seal this 3rd day of January, 2025.


Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 5/30/28

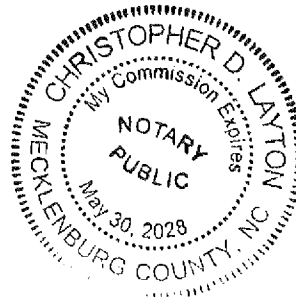


Exhibit "A"

Tax Parcel Number: 6835-80-2659.000

Property Address: 1530 Fitch Street, Winston-Salem, NC 27107

Being known and designated as Lot Nos. 311 and 312, as shown on the Revised Map of Columbia Heights Extension, as recorded in Plat Book 4, Page 177, Office of the Register of Deeds of Forsyth County, North Carolina.