



2025000459 00044

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$180.00

PRESENTED & RECORDED:
 01-07-2025 11:58:26 AM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3843
PG: 2330-2333

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$180.00

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 2025.
 BY: _____

Mail/Box to: GRANTEE @ SEE ADDRESS BELOW

This instrument was prepared by H. Dwight Nelson, Attorney At Law P.O. Box 902, Rural Hall, NC 27045

Brief description for the index: .44 of an acre, more or less original TO

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

GRANTORS	GRANTEES
CONRAD EDGAR ALLEN 2271 Pleasant Street Winston-Salem, NC 27107 And STEPHEN LEON ALLEN and spouse, CALVIN G. CURRENT 5432 Windbrush Drive Tampa, FL 33625	MARIANO LARA and wife, JANET LARA 813 Prince Edward Road Kernersville, NC 27284

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 FORSYTH County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A" FOR A COMPLETE LEGAL DESCRIPTION.

PROPERTY ADDRESS: 2271 Pleasant Street, Winston-Salem, NC 27107
 FORSYTH CO. TAX PIN#: 6844-35-4183.000

As per NCGS § 105-317.2 the foregoing property DOES [X] DOES NOT [] include the primary residence of the Grantor(s).

The property herein above-described was acquired by Grantor in Deed Book 2695 at Page 2699, Forsyth County Registry.

A map showing the above-described property is recorded in Plat Book _____, at Page _____.

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, other than the following exceptions:

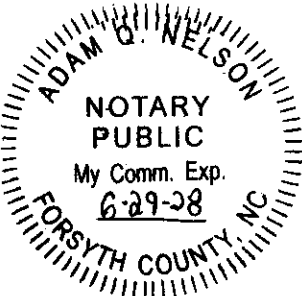
Any Easements, Right-of-Ways and/or Restrictions of Record, and Future Ad Valorem Taxes.

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

Conrad Edgar Allen (SEAL)
CONRAD EDGAR ALLEN

Stephen Leon Allen (SEAL)
STEPHEN LEON ALLEN

Calvin G. Current (SEAL)
CALVIN G. CURRENT

<p>Seal-Stamp</p> 	<p>State of NC – County of <u>Forsyth</u></p> <p>I, <u>Adam Q. Nelson</u> the undersigned Notary Public of <u>Forsyth</u> County and State aforesaid, certify that CONRAD EDGAR ALLEN personally came before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and Notarial stamp or seal, this the <u>7th</u> day of <u>January</u>, <u>2024</u>. <u>2025</u></p> <p><u>Adam Q. Nelson</u> Notary Public My Commission Expires: <u>June 29, 2028</u></p>
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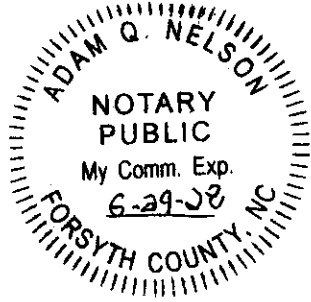
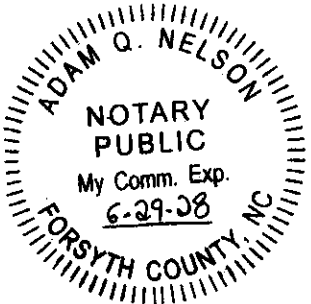
<p>Seal-Stamp</p> 	<p>State of NC – County of <u>Forsyth</u></p> <p>I, <u>Adam Q. Nelson</u> the undersigned Notary Public of <u>Forsyth</u> County and State aforesaid, certify that STEPHEN LEON ALLEN personally came before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and Notarial stamp or seal, this the <u>7th</u> day of <u>January</u>, 2025.</p> <p><u>Adam Q. Nelson</u> Notary Public My Commission Expires: <u>June 29, 2028</u></p>
<p>Seal-Stamp</p> 	<p>State of NC – County of <u>Forsyth</u></p> <p>I, <u>Adam Q. Nelson</u> the undersigned Notary Public of <u>Forsyth</u> County and State aforesaid, certify that CALVIN G. CURRENT personally came before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and Notarial stamp or seal, this the <u>7th</u> day of <u>January</u>, 2025.</p> <p><u>Adam Q. Nelson</u> Notary Public My Commission Expires: <u>June 29, 2028</u></p>



EXHIBIT "A"

BEING A parcel of real property located at 2271 Pleasant Street, Winston-Salem, North Carolina containing .44 acres and being bound on the West by Pleasant Street, bound on the north by Cynthia L. Joyner, Deed Book 3021, Page 2299 of the Forsyth County Registry, bound on the east by Walter Hernandez, Deed Book 3206, Page 927 of the Forsyth County Registry, also bound on the east by Elias A. S. Torres Deed Book 3755, Page 20 of the Forsyth County Registry and bound on the South by Marait Ovillalva Mayo, Deed Book 3759, Page 1928 of the Forsyth County Registry and being described as follows:

That property designated as Lot No. 124 Block No. 1833 on the Forsyth County Tax Map and described as follows: **BEGINNING** at the Street, Clodfelter's corner, thence east eleven poles to Kindley's line, formerly known as the Old Waugh Line, thence South with Kindley's line one hundred and five feet to a stake, thence west eleven poles to the street, thence north with the street one hundred and five feet to the **BEGINNING**, containing ½ acre more or less.

SAVE AND EXCEPT a 534.0 square foot parcel of land to the City of Winston-Salem recorded in Deed Book 1160 at Page 986 of the Forsyth County Registry.

ADDRESS: 2271 Pleasant Street, Winston-Salem, North Carolina 27107
TAX PARCEL ID NO. 6844-35-4183.000

 1-7-25
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