

**2025000497 00082**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$275.00**

PRESENTED & RECORDED  
 01/07/2025 02:41:35 PM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: CHELSEA B MARTINEZ, DPTY  
**BK: RE 3843**  
**PG: 2588 - 2589**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$275.00

PARCEL IDENTIFIER NO. 6845-38-5158

VERIFIED BY \_\_\_\_\_ COUNTY ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2025  
 THIS INSTRUMENT WAS PREPARED BY: 24 HOUR CLOSING

RETURN TO: 24 HOUR CLOSING 1320 MATTHEWS-MINT HILL ROAD, MATTHEWS, NC 28105  
 BRIEF DESCRIPTION FOR THE INDEX: BEING known and designated as Lot Nos. 10 and 11

THIS DEED made this \_\_\_\_ day of \_\_\_\_\_, 2025, by and between

Title Company: *Hockey Title Insurance*

GRANTOR	GRANTEE
<p><b>Noe DeJesus Gomez, a single man</b></p> <p>Mailing Address 2204 Waughtown St                      Winston Salem, NC 27107</p>	<p><b>Cristian Ehsandro Nunez Gomez, a married man</b></p> <p>Property Address: 551 Mount Vernon Ave.                      Winston Salem, NC 27101</p> <p>Mailing Address 551 Mount Vernon Ave.                      Winston Salem, NC 27101</p>

**WITNESSETH:** That said Grantor has remained and released and by these presents do remise, release, convey and forever convey unto Grantee, their heirs, and/or successors and assigns, all right, title, claim and interest of the Grantor in and to a certain lot(s) or parcel of land situated in the City of Winston Salem, Forsyth County, North Carolina, and more particularly described as follows:

BEING known and designated as Lot Nos. 10 and 11 as shown on the Map of Masten Park as recorded in Plat Book 2 at Page 19 in the office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description of said property. Subject to restrictive covenants and easements of record.

Property Address: 551 Mount Vernon Ave Winston Salem NC 27101  
 Parcel ID: 6845-38-5158

All or a portion of the property herein conveyed (\_\_\_\_) includes or (\_\_\_\_) does not include the primary residence of a Grantor.

The properties hereinabove described was acquired by Grantor by instrument recorded in Book 3748 at Page 2944.

**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.

Submitted electronically by "Pinyan Law Office, PLLC"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 lawful claims of all persons whomsoever, other than the following exceptions:

All such valid and enforceable easements, restrictions and rights of way of record and the lien of ad valorem taxes for the current year which the grantee herein assumes and agrees to pay.

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

  
\_\_\_\_\_  
Noe DeJesus Gomez

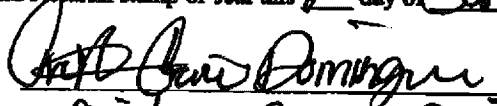
STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I certify that Noe DeJesus Gomez, who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day; acknowledging to me that he voluntarily signed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 2nd day of January, 2025

Notary Signature:



Notary's Printed Name:

Cristian Garcia Dominguez

My Commission Expires:

Oct 6, 2029

