

**2025000740 00052**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$200.00**

PRESENTED & RECORDED  
 01/09/2025 11:35:23 AM

**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: CHELSEA B MARTINEZ, DPTY  
**BK: RE 3843**  
**PG: 3502 - 3504**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$200.00

Parcel Identifier No.: 6844-52-3548.000

Mail after recording to: Grantee(s)

This instrument was prepared by: Stegall &amp; Clifford, PLLC, 202 Fair Oaks Lane, Winston-Salem, NC 27127

Brief Description from the Index: Lot 5, Sides Development

THIS DEED made this 9th day of January, 2025, by and between

**GRANTOR**

Sheila Jane Wilson, Individually and as Executor of the Estate  
 of David L. Wilson, Jr. and spouse, Lucinda G. Daily

Mailing Address: 2745 Wellsprings Drive  
 Pfafftown, NC 27040

**GRANTEE**

Benjamin Tacuba Villanueva, and spouse, Rosalba Rivera  
 Herrera

Property Address: 1800 Mansfield Street, Winston-Salem,  
 NC 27107

Mailing Address: 8517 Cider Road  
 Colfax, NC 27235

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**

Is the property the primary residence of the Grantors? No

The property herein described was acquired by Grantor by instrument recorded in Book 891, Page 392, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 5, Page 71, and referenced within this instrument.

submitted electronically by "Stegall & Clifford, PLLC"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

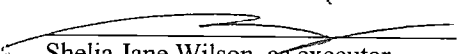
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Easements, rights-of-way, and restrictions of record or visible upon the described property, and to ad valorem taxes for the current year.

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.

  
Shelia Jane Wilson, as executor

  
Shelia Jane Wilson, individually

  
Lucinda J. Daily

STATE OF NORTH CAROLINA  
COUNTY OF DAVIDSON

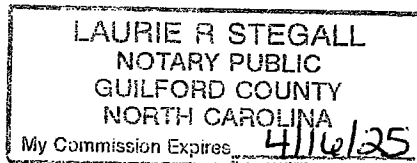
I, Laurie R Stegall Notary Public, do hereby certify that Sheila Jane Wilson, Individually and as Executor of the Estate of David L. Wilson, Jr. and Lucinda J Daily personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 9th day of January, 2025.

  
Official Signature of Notary

Printed or typed name of Notary

My Commission Expires: 4/16/25



**Exhibit "A"**

Lying and being Winston Township, Winston Salem, Forsyth County, North Carolina, and being more fully described as follows:

BEGINNING at an iron pipe located at the corner of the right of ways of Woodville Street and Mansfield Street, and running then along the southern right of way of Mansfield Street South 89° 42' 02" East 49.92 feet to an iron pipe found in the southern right of way of Mansfield Street; thence South 00° 27' 19" West 150.03 feet to an iron pipe; thence North 89° 26' 15" West 49.92 feet to an iron pipe; thence North 00° 27' 14" East 149.80 feet to an iron pipe at the corner of the intersections of Woodville Street and Mansfield Street, the point and place of BEGINNING, and being 0.17 acres more or less according to a survey by Four Points Surveyors, LLC dated January 6, 2025.

And also being known as all of Lot No. 5 as shown on the map of property known as the Sides Development and recorded in the Office of the Register of Deeds of Forsyth County, N. C., in Book 5, Page 71.

Parcel ID # 6844-52-3548.000

Property Address: 1800 Mansfield Street, Winston-Salem, NC 27107