

**2025000919 00098**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$356.00**

PRESENTED & RECORDED  
01/10/2025 12:56:46 PM

**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: ANGELA BOOE, DPTY

**BK: RE 3844**  
**PG: 157 - 159**

## **NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 356.00

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PIN#: 6844-44-0619.000

Property Address: 2318 Marble St. Winston-Salem, NC 27107

Mail after recording to: Grantee at property below.

This instrument was prepared by: CLINT CALAWAY, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

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THIS DEED made this 31<sup>st</sup> day of December 2024 by and between

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**GRANTOR**

**Lloyd W. Kelly and wife, Griselda Tinajero**

4031 Highland Creek Court, Pfafftown NC 27040.

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**GRANTEE**

**Caitlyn Dias De Assis, single**

**And**

**Terry Ralph Bauer, married**

2318 Marble St. Winston-Salem, NC 27107

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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 and more particularly described as follows:

See Attached Exhibit A.

Property Address: 2318 Marble St. Winston-Salem, NC 27107

Together with and subject to all easements and restrictions of record, if any.

All or a portion of the property described hereinabove was acquired by Grantor by instrument recorded in Book 3416, Pages 2017-2019, Forsyth County Registry.

The above-described property does not include the primary residence of the 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 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, save and except easements, restrictions, and rights of way as appear of record, and 2024 city-county ad valorem taxes, now due and payable.

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

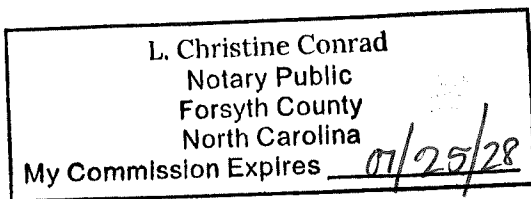
Lloyd W. Kelly (SEAL)  
**Lloyd W. Kelly**

Griselda Tinajero (SEAL)  
**Griselda Tinajero**

STATE OF North Carolina  
 COUNTY OF Forsyth

I, L. Christine Conrad, a Notary Public of Forsyth County, State of North Carolina, certify that **Lloyd W. Kelly and wife, Griselda Tinajero** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this, the 31<sup>st</sup> day of December 2024.



L. Christine Conrad  
 Notary Public  
 Print Notary Name: L. Christine Conrad  
 My Commission Expires: 07/25/2028

**Exhibit A**

BEGINNING at a point on the West side of Marble Street, said point of beginning being the Southeast corner of Lot No. 1 and 220 feet South of the South side of Sprague Street, and running thence along the West side of Marble Street South 2 Deg. 40 minutes West 50 feet to a point, the Northeast corner of Lot No. 3; thence along the North line of Lot no. 3 North 87 Deg. 35 minutes West 170 feet to a point, the Northwest corner of Lot No. 3; thence North 2 Deg. 40 minutes East 50 feet to a point, the Southwest corner of Lot No. 1; thence along the South line of Lot No. 1 South 87 Deg. 35 minutes East 170 feet to the place of beginning. Being known and designated as Lot No. 2 as shown on the map of J.L. Clodfelter Estate, plat of said property recorded in Plat Book 11, Page 89 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made.

Subject to easements and restrictions of record.

For Back Title, see DB 3397, PG 2210, Forsyth County Registry. See also Tax Parcel No. 6844-44-0619.000 located in Winston Township, Forsyth County, North Carolina.