

2025001704 00153

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$390.00

PRESENTED & RECORDED

01/17/2025 04:09:05 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3845

PG: 47 - 49

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$390.00

Parcel Identifier No. 6834-93-7659.000

Mail after recording to: Grantee at address shown below

This instrument was prepared by: CLINT CALAWAY, A LICENSED NORTH CAROLINA ATTORNEY. DELINQUENT TAXES, IF ANY TO BE PAID BY CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT OF CLOSING PROCEEDS

ADDRESS: 380 KNOLLWOOD STREET, SUITE G, WINSTON-SALEM, NC 27103

THIS DEED made this 10TH day of January 2025 by and between

GRANTOR

**SENORA L. BOULWARE (SINGLE)
P. O. BOX 28, BADIN, NC 28009**

GRANTEE

**MONICA REYES AGUILAR AND EDGAR ENRIQUE CAMPOS SALAZAR, WIFE AND HUSBAND
928 AUREOLE STREET, WINSTON-SALEM, NC 27107**

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 EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF FULLY SET FORTH.

All or a portion of the property hereinabove described was acquired by Grantor by that instrument recorded in Book 2110, page 5552, Forsyth County Registry.

The above-described property ☒ does ☐ does not include the primary residence of the Grantor.

Submitted electronically by "Law office of Clint Calaway"
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.

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

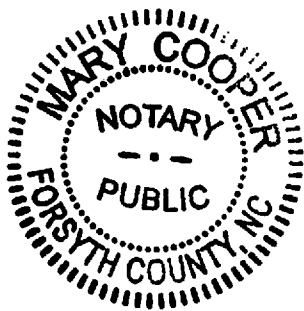
Senora L. Boulware (SEAL)
 SENORA L. BOULWARE

_____ (SEAL)

STATE OF NORTH CAROLINA - Forsyth COUNTY

I certify that the following persons personally appeared before me this day, acknowledging to me that they signed the foregoing document: **SENORA L. BOULWARE (SINGLE)**. Witness my hand and official stamp or seal, this 10 day of January, 2025.

My Commission Expires: 4-16-28



Mary Cooper
 Notary Public
 Print Notary Name: Mary Cooper

EXHIBIT A

BEGINNING at an iron stake lying in the southern right-of-way of Aureole Street and being the northeast corner of Mavis H. Lloyd Lot 14, Block 808, Forsyth County Tax Maps, running thence from said point of beginning along the southern right-of-way of Aureole Street South 75 degrees 28 minutes 44 seconds East 119.79 feet to a point; running thence along the same line South 75 degrees 55 minutes 18 seconds East 30.00 feet to a point; running thence along the eastern boundary of Lot 12A, Block 808, South 8 degrees 22 minutes 54 seconds West 150.53 feet to a point; running thence North 75 degrees 50 minutes 45 seconds West 30.00 feet along the northern boundary of a 15-foot running thence North 75 degrees 50 minutes 45 seconds West 30 feet along the same line; running thence North 75 degrees 29 minutes 14 seconds West 89.93 feet to a point being the southeast corner of Lot 14B described above; running thence North 8 degrees 26 minutes 43 seconds East 150.73 feet to a point lying in the southern right-of-way of Aureole Street and being the point and place of Beginning. Said lot being Lots 12B, 13 and 14A, Block 808, Forsyth County Tax Maps.