



2025001913 00190

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$28.00

PRESENTED & RECORDED:
 01-21-2025 04:03:24 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3845
PG: 1163-1164

Excise Tax: \$28.00

Parcel ID: 6835-71-2121.00

NORTH CAROLINA GENERAL WARRANTY DEED

Mail after recording to 112 Leonard St. Thomasville, NC 27360This instrument prepared by Jose Luis Gomez De VicenteBrief description for the index LO:143 BL:1411THIS DEED made this the 6 day of JANUARY, in the year 2025, by and between

Grantor	Grantee
JOSE LUIS GOMEZ DE VICENTE Mailing address: 200 Leonard St. Thomasville, NC 27360	ROSA MARIA DE VICENTE Property address: 1210 Hamlin Ave. Winston Salem, NC 27107 Mailing address: 112 Leonard St. Thomasville, NC 27360

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, that certain lot or parcel of land situated in WINSTON SALEM Township, FORSYTH County, North Carolina, and more particularly described as follows:

Said Property having been previously conveyed from Grantor by instrument(s) recorded in Book 3171, Pages 2342-2344 and being reflected on plat(s) recorded in Map/Plat Book 4 Page/Slide 177.

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

Fronting 45.7 feet on north side of Patterson Street 75.5 feet on the west side of Hamlin Avenue, being known and designated as Lot No. 143 on the plat of Columbia Heights Extension as recorded in Register of Deeds Office, Forsyth County, North Carolina, in Plat Book 4, Page 177.

Original to: Rosa Maria De Vicente

Grantor acquired the property hereinabove described by instrument recorded in Deed Book 3171 at page 2342-2344. A map showing the above-described property is recorded in Map Book 4 at page 177.

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

ANY AND ALL OF PUBLIC RECORD

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument 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.

(Corporate Name)

BY: _____

Authorized agent

Jose Luis Gomez (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

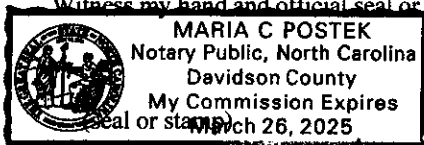
(Seal)

STATE OF NORTH CAROLINA

COUNTY OF Davidson

I, a Notary Public, of said State and County aforesaid, do hereby certify that Jose Luis Gomez De Vrente grantor(s), personally appeared before me this day, and (i) I have personal knowledge of the identity of the grantor(s) or (ii) I have seen satisfactory evidence of the grantor(s) identity, by current state or federal identification with the grantor(s) photograph in the form of a passport or (iii) a credible witness has sworn to the identity of the grantor(s) each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and official seal or stamp, this 6 day of January, in the year 2025.



Maria C Postek
Notary Public Official Signature
Maria C Postek
Notary Printed or Typed Name

My commission expires: 3/26/2025

STATE OF NORTH CAROLINA

COUNTY OF _____

I, a Notary Public, in and for the State and County aforesaid, do hereby certify that _____ personally appeared before me and being duly sworn says that he or she is a duly authorized agent of said above named corporation and as such has the authority to act in and for said corporation. I, (i) have personal knowledge of the identify of the above named authorized agent, or (ii) I have seen satisfactory evidence of the authorized agent's identity, by current state or federal identification with the authorized agent's photograph in the form of a _____ or (iii) a credible witness has sworn to before me the identity of the authorized agent, and that he or she signed the foregoing or annexed instrument on behalf of said corporation in the capacity so herein stated and acknowledge the said writing to be the act and deed of said corporation herein stated.

Witness my hand and official seal or stamp, this _____ day of _____, in the year _____.

(seal or stamp)

Notary Public Official Signature

Notary Printed or Typed Name

My commission expires: _____