

2025002239 00034

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$540.00

PRESENTED & RECORDED

01/24/2025 10:02:08 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3845

PG: 3028 - 3033

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$ 540.00

Primary Residence of Grantor: No

Parcel Identifier No. 6834-58-4229.000 Verified by _____ County on the _____ day of _____, 20____Mail To: Grantee; The Ellison Law Firm

This instrument was prepared by: Randall L. Perry, 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. (No Title Search Requested or Performed)

Brief description for the Index: _____

THIS DEED made this 7th day of January, 2025, by and between**GRANTOR**

1. JANE M. WALKER AND SPOUSE,
KENAN BRYANT WALKER
2. DARLENE M. MCALLISTER AND SPOUSE,
LARRY JOHN MCALLISTER
3. HOLLAND H. MARTIN, JR. AND SPOUSE,
SHERRY ZACHARY MARTIN
4. LUANNE M. MABE AND SPOUSE,
JAMES LARRY MABE

GRANTEE

MISAEEL MORENO CASTILLO
 AND WIFE,
 MARIA MORALES NOYOLA
 518 E. 15TH STREET
 WINSTON-SALEM, NC 27105

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 the County of Forsyth, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

This property was acquired by Grantors via Estate File 22 E 1293. See also that instrument recorded in Book 763, Page 453.

NC Bar Association Form No.3 © 1976, Revised © 1977, 2002

Printed by Agreement with the NC Bar Association - 1981

James Williams & Co., Inc.

www.JamesWilliams.com

Submitted electronically by "The Ellison Law Firm"
 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 has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written,

Jane M. Walker (SEAL)
JANE M. WALKER

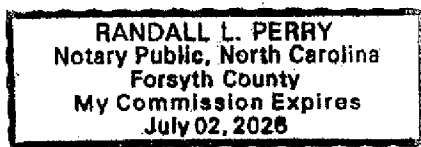
Ken B. Walker (SEAL)
KENAN BRYANT WALKER

State of North Carolina - County of Forsyth

I, Randall L. Perry, the undersigned Notary Public, certify that JANE M. WALKER AND KENAN BRYANT WALKER personally appeared before me this day, and I have seen satisfactory evidence of their identity, by a current state or federal identification with their photograph, acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and Notarial stamp or seal this 7th day of January 7, 2025.

(Affix Notary Stamp Below)



Randall L. Perry
Randall L. Perry, Notary Public

My Commission Expires: 7-2-2026

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

_____ Register of Deeds for _____ County

By: _____ Deputy/Assistant - 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 has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written,

Darlene M. McAllister (SEAL)
DARLENE M. MCALLISTER

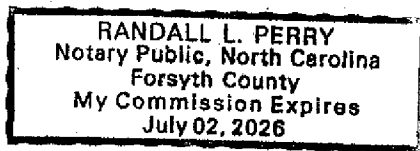
Larry John McAllister (SEAL)
LARRY JOHN MCALLISTER

State of North Carolina - County of Forsyth

I, Randall L. Perry, the undersigned Notary Public, certify that DARLENE M. MCALLISTER AND LARRY JOHN MCALLISTER personally appeared before me this day, and I have seen satisfactory evidence of their identity, by a current state or federal identification with their photograph, acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and Notarial stamp or seal this 7th day of January 7, 2025.

(Affix Notary Stamp Below)



R. L. Perry
Randall L. Perry, Notary Public

My Commission Expires: 7-2-2026

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_____ Register of Deeds for _____ County

By: _____ Deputy/Assistant - 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 has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written,

Holland H Martin Jr (SEAL)
HOLLAND H. MARTIN, JR.

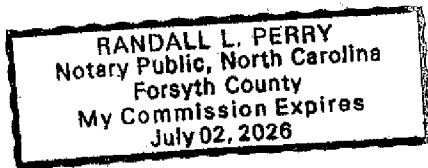
Sherry Zachary Martin (SEAL)
SHERRY ZACHARY MARTIN

State of North Carolina - County of Forsyth

I, Randall L. Perry, the undersigned Notary Public, certify that HOLLAND H. MARTIN, JR. AND SHERRY ZACHARY MARTIN personally appeared before me this day, and I have seen satisfactory evidence of their identity, by a current state or federal identification with their photograph, acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and Notarial stamp or seal this 7th day of January 7, 2025.

(Affix Notary Stamp Below)



R L Perry
Randall L. Perry, Notary Public

My Commission Expires: 7-2-2026

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

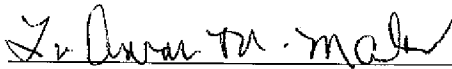
_____ Register of Deeds for _____ County


By: _____ Deputy/Assistant - 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 has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written,

 (SEAL)
LUANNE M. MABE


 (SEAL)
JAMES LARRY MABE

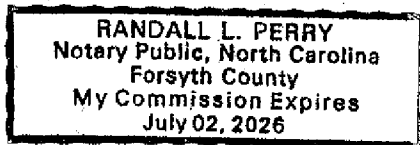
State of North Carolina - County of Forsyth

I, Randall L. Perry, the undersigned Notary Public, certify that LUANNE M. MABE AND JAMES LARRY MABE personally appeared before me this day, and I have seen satisfactory evidence of their identity, by a current state or federal identification with their photograph, acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and Notarial stamp or seal this 7th day of January 7, 2025.

(Affix Notary Stamp Below)


Randall L. Perry, Notary Public



My Commission Expires: 7-2-2026

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

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By: _____ Deputy/Assistant - Register of Deeds

EXHIBIT A

BEGINNING at an iron in the northerly line of a 15 foot alley and in the westerly line of Center Street, 195 feet South of the southwest intersection of Center Street and Waughtown Street (which iron is designated "Control Corner" on map hereinafter referred to); running thence in a westerly direction with the northerly side of said alley, 100 feet to an iron in the northerly side of said alley; thence in a northerly direction and parallel with Center Street, 195 feet to an iron in the southerly side of Waughtown Street; thence in an easterly direction with the southerly side of Waughtown Street, 100 feet to an iron, the southwest corner of Center Street and Waughtown Street; thence with the westerly side of Center Street, 195 feet to the point of BEGINNING. Being known and designated as the property of George W. Edwards, recorded in Plat Book 15, Page 14, in the Office of the Register of Deeds of Forsyth County, North Carolina; also being known and designated as Lot No. 24 on map of Centerville, recorded in Plat Book 9, Page 19.

Property Address: 310 Waughtown Street
Winston-Salem, NC 27127