

2025002569 00054

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$280.00

PRESENTED & RECORDED

01/28/2025 11:53:21 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3846

PG: 285 - 287

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.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **\$280.00**

Recording Time, Book, and Page

Tax Map No.

Parcel Identifier No. **6826-84-7472.000**

Mail after recording to: Grantee at property address.

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.

THIS DEED made this 28 day of **JANUARY 2025** by and between

GRANTOR

**CARLOS PATRICIO ESPINOZA, UNMARRIED
 1109 LEONA ST., WINSTON SALEM, NC 27105**

GRANTEE

**DANNY LEE GREENE
 2033 HARRISON AVE., 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 and more particularly described as follows:

SEE ATTACHED LEGAL DESCRIPTION**TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.**

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3791, Page 1682, Forsyth County Registry.

A map showing the above-described property is recorded in Plat Book 4, Page 54-55 and referenced within this instrument.

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 2025 city-county ad valorem taxes, prorated between parties as of the date of delivery of this deed.

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

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

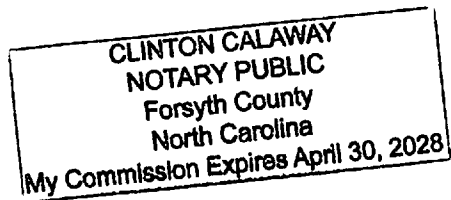
Carlos Patricio Espinoza (SEAL)
CARLOS PATRICIO ESPINOZA

____ (SEAL)

NORTH CAROLINA
Forsyth COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **CARLOS PATRICIO ESPINOZA**

Witness my hand and official stamp or seal, this the 28 day of January, 2025.



Notary Public

Print Notary Name: Clinton Calaway

My Commission Expires: 4/30/28

EXHIBIT "A"**LEGAL DESCRIPTION**

Beginning at an iron stake on Harrison Avenue at the southwest corner of Lot No.10, running thence eastwardly along the south line of of Lot No.10, 125 ft. to an iron stake on alley, thence Southwardly along the west side of said alley, 50 feet to an iron stake, the northeast corner of Lot No.8, thence westwardly along the north line of of Lot No.8, 125 feet to an iron stake on Harrison Avenue; thence northwardly along the east side of Harrison Avenue 50 ft. to the place of beginning. Being Known and Designated as **Lot No. 9, Block 11**, as shown on the Map of the **NORTH CHERRY STREET DEVELOPMENT**, same being of record in **Plat Book 4 pages 54 and 55**, reference to said plat being made for a more particular description, Forsyth County Registry. The above described property is subject to right of way of the Cherry Street Expressway.

See deed dated October 7, 1966, from Donald R. Billings, Guardian of the Estate of David Lee Gaston, Jr., a minor, to C.C. Lassiter and wife, Esther A. Lassiter, recorded in Deed book 933 at page 130, Forsyth County Registry.

Properties Address:

2033 Harrison AVE. Winston-Salem. NC 27105

Parcel ID No.: **6826-84-7472**