

2025002803 00114

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$466.00

PRESENTED & RECORDED

01/29/2025 03:34:55 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3846

PG: 1731 - 1732

This instrument prepared by Matthew S. Cheney, 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, if applicable.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$466.00

Parcel Identification No. 6845-59-9817.000 Verified by _____ County on the _____ day
 of _____, 20____

By: Brock & ScottMail/Box to: GRANTEE

This instrument was prepared by: Brock & Scott, PLLC, 1315 Westbrook Plaza Drive, Suite 100, Winston
 Salem, NC 27103

Brief description for the Index: Lot 21, Camel City Heights, PB 4, PG 168**PROPERTY ADDRESS:** 228 Crews Street, Winston-Salem, North Carolina 27101THIS DEED made this 21st day of January, 2025, by and between

GRANTOR	GRANTEE
RYAN HELM and wife, SUMMER HELM	AROLDO BASILIO VASQUEZ ESTEBAN and wife, ZOILITA ANA ALEXANDRA GOMEZ GOMEZ
Mailing Address: 3913 Riverside Circle, Virginia Beach, VA 23453	Mailing address: 228 Crews Street, Winston-Salem, NC 27101

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 **FORSYTH** County, North Carolina and more particularly described as follows:

Submitted electronically by "Brock & Scott, PLLC FC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Being known and designated as Lot 21, as shown on the plat of Camel City Heights, as recorded in Plat Book 4, Page 168, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Being a portion of that same property conveyed to Ryan Helm and Summer Helm, a married couple, by Warranty Deed from CX3 Builders, LLC, a limited liability company, dated 09/29/2020 and recorded on 09/29/2020 in Book 3555, Page 1525, Forsyth County Registry.

Property Address: 228 Crews Street, Winston-Salem, North Carolina 27101

Tax Parcel Number: 6845-59-9817.000


The property conveyed herein does ✓ does not include the primary residence of Grantor.

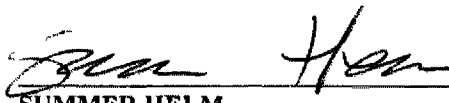
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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, other than the following exceptions:

2025 ad valorem taxes and all covenants, conditions, restrictions, easements, and rights of way of record.

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

 (SEAL)
RYAN HELM

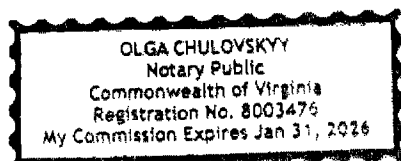
 (SEAL)
SUMMER HELM

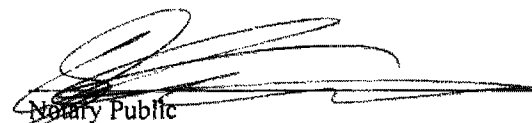
State of Virginia, City of Virginia Beach, County of Virginia Beach

I, Olga Chulovskyy, the undersigned Notary Public of City of Virginia Beach County of and State aforesaid, certify that RYAN HELM and SUMMER HELM personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 21 day of January, 2025.

(Official Notary Stamp/Seal)




Notary Public
My Commission Expires: 01-31-2026