

**2025003190 00033**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$516.00**

PRESENTED &amp; RECORDED

02/03/2025 11:07:42 AM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

**BK: RE 3846****PG: 3993 - 3996****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$516.00

Parcel Identifier No. 6827-94-5691.000

Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_

Mail to: Atlas Orange, 109 East Mountain Street – Suite D, Kernersville, NC 27284

This instrument prepared by: Rob Sosower, 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.*

Brief Description for the Index: Lots 4 &amp; 5, Marvin Heights Development, PB 3, Pg 42A

THIS DEED made the 29 day of Jan., 2025, by and between

GRANTOR	GRANTEE
<b>Leonardo Rivera (unmarried)</b>	<b>Alexander McGaha (unmarried)</b>
	<b>Brittany Elizabeth Pullen (unmarried)</b>
Grantor Address: 705 Foil Street Salisbury, NC 28146	Property Address: 112 Marvin Boulevard 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 Forsyth County, North Carolina and more particularly described as follows:

**See Exhibit "A" attached hereto and incorporated by reference.**

The property herein described ☒ is or ☐ is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 3326, Page 3887, Forsyth County Registry.

Submitted electronically by "Orenstein Law PLLC"  
 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, other than the following exceptions:

Subject to easements, rights of way, and other restrictions of record.

*(signatures to follow)*

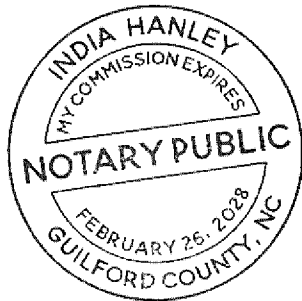
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

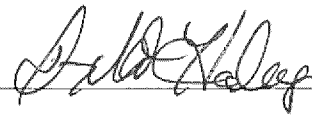
  
\_\_\_\_\_  
Leonardo Rivera (SEAL)

STATE OF NC  
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Leonardo Rivera personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 29 day of Jan., 2025.



  
\_\_\_\_\_  
Notary Public  
My commission expires: 2.26.28

**Exhibit "A"**

**Property of Alexander McGaha (unmarried) and Brittany Elizabeth Pullen (unmarried)  
112 Marvin Boulevard**

Lots 4 & 5, Marvin Heights Development, Plat Book 3, page 42A, Forsyth County.

The subject property is the same as that property described in Deed Book 3326, Page 3887, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6827-94-5691.000 on the Forsyth County Tax Maps.