

**2025004060 00169**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$80.00**

PRESENTED & RECORDED  
02/10/2025 04:04:04 PM

**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE, ASST

**BK: RE 3847**

**PG: 4110 - 4112**

Excise Tax: \$-80.00-

Recording Information

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Drafted by: Tamara A. Fleming, Attorney at Law, 284 S. Main St, Mocksville, NC 27028  
Mail Tax Bill to: Grantee @ 1036 Junia Avenue, Winston-Salem, NC 27107  
Property Address: 1036 Junia Avenue, Winston-Salem, NC 27107  
TAX PARCEL: 6844-06-1562.000

## **WARRANTY DEED**

**THIS DEED** made this 10 day of February, 2025, by and between **ASUNCION O. MARTINEZ and wife, JENNIFER MARTINEZ (Grantor Address: 279 Shady Knoll Lane, Mocksville, NC 27028)**; hereinafter referred to as the GRANTORS, to **BASILIO DE JESUS MACUXTLE (Grantee Address: 1036 Junia Avenue, Winston-Salem, NC 27107)**; hereinafter referred to as the GRANTEES;

### **WITNESSETH:**

**THE GRANTORS**, for valuable consideration paid by the GRANTEES, receipt of which is acknowledged, have and by these presents do convey unto the GRANTEES in fee simple subject to the life estates reserved herein, all that certain parcel of land situated (the "property") in Forsyth County, North Carolina, and more particularly described on attached **"Exhibit A."**

**TO HAVE AND TO HOLD** the property and all privileges and appurtenances thereto belonging to the GRANTEES in fee simple.

**THE GRANTORS COVENANT** with the GRANTEES, that the GRANTORS are seized of the property in fee simple, have the right to convey the property in fee simple, that title is marketable and free and clear of all encumbrances, and that the GRANTORS will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

**Title to the property is subject to the following exceptions:**

Easements and restrictions of record and easements and rights conveyed herein and reserved

submitted electronically by "Fleming & Williams, LLP"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

herein.

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

The terms GRANTORS and GRANTEES as used herein include the masculine and the feminine, the singular and the plural, as the context requires, and the heirs, successors, and assigns of the parties hereto.

**IN WITNESS WHEREOF**, the GRANTORS have hereunto set their hands and seals the day and year first above written.

**GRANTOR:**

Asuncion O. Martinez (SEAL)  
**Asuncion O. Martinez**

Jennifer Martinez (SEAL)  
**Jennifer Martinez**

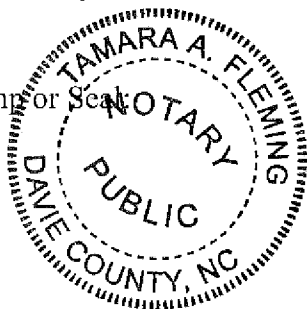
STATE OF NORTH CAROLINA

COUNTY OF Davie

I, a Notary Public, of the aforesaid County, do hereby certify that Asuncion O. Martinez and Jennifer Martinez, Grantors, 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 10 day of February, 2025.

Notary Stamp or Seal



[Signature]

Signature of Notary Public

Tamara A. Fleming  
 Printed Name of Notary Public

My Commission Expires: 5-25-2025

**EXHIBIT A**

BEGINNING at a stone, the same being the Northeast corner of Austin Charles' lot, runs thence Northwardly 156 feet to a stone on the South side of Junia Avenue; running thence Westwardly with Junia Avenue 76 feet to a stone; running thence Southwardly 150 feet to the Northwest corner of Austin Charles' lot; running thence Eastwardly 68 feet to the Beginning, same being part of the land deeded by R.B. Waugh and wife, Mary A. Waugh, to Miss C.E. Tucker, recorded in the Register of Deeds of Forsyth County, North Carolina in Deed Book No. 70, Page 4, dated November 15, 1902; and also being the same property described in that deed recorded in Deed Book 363, Page 140, Forsyth County Registry; and also being the same property identified as "Fourth Tract" in that deed recorded in Deed Book 1141, Page 165, Forsyth County Registry.

SAVE AND EXCEPT that strip of land from the northern end of the above described tract that is now within the right-of-way of Junia Avenue, as conveyed to the City of Winston-Salem in Book 1180, Page 1121, Forsyth County Registry and more particularly described therein as follows:

BEGINNING at an iron, the existing northwest corner of Lot 102, Block 1537, Forsyth County Tax Map and being also located 119.47 feet eastwardly from the existing southeast intersection of Junia Avenue and Bertha Street; running thence with the existing southern line of Junia Avenue south 66 degrees 18 minutes east 76.0 feet to an iron, the existing northeast corner of Lot 102; running thence with the eastern line of said lot south 03 degrees 45 minutes west 6.46 feet to an iron, the intersection of said lot line with the proposed Junia Avenue southern right-of-way line; running thence with the said right-of-way line north 68 degrees 17 minutes west 75.05 feet to an iron in the western line of Lot 102; running thence with the said lot line north 03 degrees 25 minutes east 9.23 feet to the BEGINNING, containing 559.48 square feet, all as per a map filed in the Department of Public Works, Winston-Salem, North Carolina.

Property Address: 1036 Junia Avenue, Winston-Salem NC 27107

Tax Lot 102B of Tax Block 1537