

2025004370 00164FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$404.00

PRESENTED & RECORDED

02/12/2025 04:34:30 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3848**PG: 1438 - 1440****NORTH CAROLINA
GENERAL WARRANTY DEED**Excise Tax: \$ **404**

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No.

Mail after recording to: Grantee

This instrument prepared by: Kenneth S. Lucas, Jr, a licensed North Carolina attorney. Delinquent taxes if any, to be paid by closing attorney to county tax collector upon disbursement of closing proceeds.

THIS DEED made this 12th day of February 2025 by and between

GRANTOR

Alejandro Benitez-Borja and spouse,
Rosel Martinez-Victorio
6612 Spanish Oak Dr.
Rural Hall NC 27045

GRANTEE

The SHERIFF'S TRUST dated September 13, 2024

Mailing address:
2929 Washington St.
San Francisco, CA 94115

Property address:
4768 N. Cherry St.
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 Exhibit A

Submitted electronically by "KENNETH S. LUCAS JR, ATTORNEY AT LAW"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3511, Page 3608, Forsyth County Registry.

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

The above described property ☐ does ☐ 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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions: Covenants & restrictions of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

(ENTITY NAME)

Alejandro Benitez-Borja (SEAL)
Alejandro Benitez-Borja

By: _____
Title: _____

Rosel Martinez-Victorio (SEAL)
Rosel Martinez-Victorio

State of NORTH CAROLINA; County of Guilford

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: Alejandro Benitez-Borja and Rosel Martinez-Victorio.

Witness my hand and official stamp or seal, this the 12 day of February 2025.

My Commission Expires: 6/17/28

Kenneth S Lucas Jr
Notary Public

Print Notary Name: Kenneth S Lucas Jr

SEAL

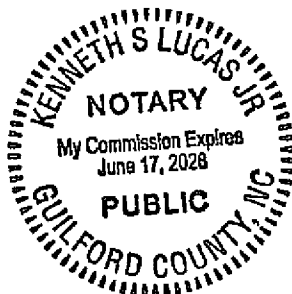


EXHIBIT A

BEGINNING at an iron stake located in the southwest right-of-way line of Cherry Street Extension, said beginning point being located North 41° 10' West 94.04 feet from the southeast corner of lot 11 as shown on the revised map of part of Styers Farm, recorded in Plat book 11 page 1 in the office of the Register of Deeds of Forsyth County, North Carolina, running thence from said beginning point South 73° 20' West 38.41 feet to an iron stake; running thence South 80° 56' West 349.40 feet to an iron stake; thence North 06° 05' West 50.0 feet to an iron stake; running thence North 74° 59' East 336.75 feet to an iron stake located in the southwest right-of-way line of Cherry Street Extension; running thence with the southwest right-of-way line of said street, South 41° 10' East 94 feet to the point and place of Beginning. Also being known and designated as block 3485 lot 101A, Forsyth County Tax Maps.