

**2025005343 00080**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$180.00**

PRESENTED & RECORDED  
 02/21/2025 01:41:07 PM

**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: OLIVIA DOYLE, ASST  
**BK: RE 3849**  
**PG: 2154 - 2156**

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$180.00
Parcel ID:	6844-16-6862
Mail/Box to:	Alberto Carlos Hernandez Oroz and spouse, Claudia Silva, 1900 Longview Drive, Winston-Salem, NC 27107
Prepared by:	Innovative Closing Solutions, 351 North Peace Haven Road, Winston Salem, NC 27104
Brief description for the index:	Lot 23 of Longview in Plat Book 2 Page 87 being 0.17 of an acre in Winston Township

THIS GENERAL WARRANTY DEED ("Deed") is made on the 21st day of February, 20 25, by and between:

GRANTOR	GRANTEE
Ignacio Hernandez and spouse, Angelica Alonso Hernandez 1200 Verdun Street Winston Salem, NC 27107	Alberto Carlos Hernandez Oroz and spouse, Claudia Silva 1900 Longview Drive Winston-Salem, NC 27107

***Property Address: 1900 Longview Drive, Winston-Salem, NC 27107***

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3275 Page 400.

All or a portion of the Property ☐ includes or ☒ does not include the primary residence of a Grantor.

A map showing the Property is recorded in Book 2 Page 87.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

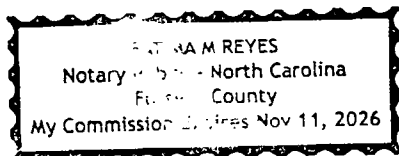
X Ignacio Hernandez  
 Name: Ignacio Hernandez

X Angelica Alonso  
 Name: Angelica Alonso Hernandez

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH

I, Fatima M Reyes, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 21st day of February, 20 25 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):  
Ignacio Hernandez and Angelica Alonso Hernandez

Affix Notary Seal/Stamp



X [Signature]  
 Notary Public (Official Signature)  
 X My commission expires: 11-11-2026

**EXHIBIT "A"**

Property Address: 1900 Longview Drive, Winston-Salem, NC 27107  
Tax ID: 6844-16-6862 / Block 0916 Lot 023

BEING KNOWN AND DESIGNATED as Lot No. 23 as shown on the map of LONGVIEW as recorded in Plat Book 2 at Page 87 in the office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.