

2025005723 00104

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$112.00

PRESENTED & RECORDED
 02/25/2025 01:13:01 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3849
PG: 4224 - 4226

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$112.00
Parcel ID:	6834-90-2017
Mail/Box to:	Edgar Rivera Dominguez, a married man, 4726 Pennoak Road, Greensboro, NC 27407
Prepared by:	Innovative Closing Solutions, 351 North Peace Haven Road, Winston Salem, NC 27104
Brief description for the index:	Lots 19 & 20 Block H E B Cassell Farm in Plat Book 3 Page 84 being 0.25 of an acre in Winston Township

THIS GENERAL WARRANTY DEED ("Deed") is made on the 25 day of February, 2025, by and between:

GRANTOR	GRANTEE
Erick Ariel Ramos Arriaza and spouse, Ericka Liliana Leon Chacon and Franklin Gonzalez, an unmarried man 1801 Larkhill Court Kernersville, NC 27284	Edgar Rivera Dominguez, a married man 4726 Pennoak Road Greensboro, NC 27407

Property Address: 3599 Rosie Street, 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 3812 Page 2334.

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 3 Page 84.

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.

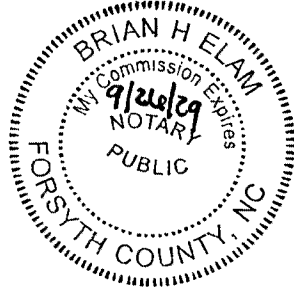
X Erick Ramos
 Name: Erick Ariel Ramos Arriaza

X Ericka Liliana Leon Chacon
 Name: Ericka Liliana Leon Chacon

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH

I, Brian H. Elam, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 25 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):
Erick Ariel Ramos Arriaza and Ericka Liliana Leon Chacon

Affix Notary Seal/Stamp



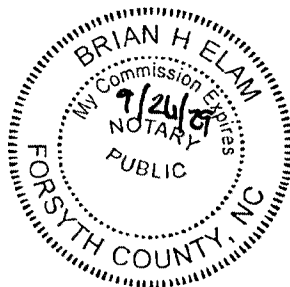
[Signature]
 Notary Public (Official Signature)
 My commission expires: 09/26/2029

X [Signature]
 Name: Franklin Gonzalez

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH

I, Brian H. Elam, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 25 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):
Franklin Gonzalez

Affix Notary Seal/Stamp



[Signature]
 Notary Public (Official Signature)
 My commission expires: 09/26/2029

EXHIBIT "A"

Property Address: 3599 Rosie Street, Winston-Salem, NC 27107
Tax ID: 6834-90-2017 / Block 1817B Lot 110

BEING KNOWN AND DESIGNATED as Lots 19 and 20, Block H, as shown on the map of E.B. Cassell Farm, a plat of which is recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, Plat Book 3 at Page 84, to which plat reference is hereby made for a more particular description.

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