

**2025006004 00042**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$140.00**

PRESENTED & RECORDED  
 02/27/2025 10:34:32 AM  
 LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY: ANGELA BOOE, DPTY  
**BK: RE 3850**  
**PG: 1241 - 1243**

## NORTH CAROLINA GENERAL WARRANTY DEED

**Excise Tax: \$140.00****Parcel Identifier No.: 6845-47-0625.000**

Brief description for index:

Mail deed/taxes after recording to Grantee: **4524 White Rock Road, Winston Salem, NC 27105**This instrument was prepared by: **Patti D. Dobbins, Attorney at Law**THIS DEED made this 25<sup>th</sup> day of February, 2025 by and between**GRANTOR:**

**GUYONG REN** by and through his POA  
**DAIZHU ZHAO** and **DAIZHU ZHAO** (a married couple)

Address: 8300 Dunwood Ct.  
 Raleigh, NC 27613

**GRANTEE:**

**HENRY GUILLEN LEMUS** and **MARIA**  
**CRISTINA LANDAVERDE LOPEZ** (a married couple)

Address: 421 Mount Vernon Ave.  
 Winston Salem, NC 27101

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 herein by reference.**

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in **Book 3451, Page 2218**, Forsyth County Registry.

"This instrument prepared by: **PATTI D. DOBBINS**, 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."

submitted electronically by "Patti D Dobbins, Attorney at 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.

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

Does the above described property include the primary residence? ☐ YES ☒ NO

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:

**Easements, restrictions, rights of way and declarations of record, if any.**

**Ad valorem taxes hereafter becoming due and payable.**

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 by authority of its Board of Directors, the day and year first above written.

By: GUIYONG REN by DAIZHU ZHAO (SEAL)  
GUIYONG REN by: DAIZHU ZHAO – POA

<p>SEAL-STAMP</p> <p>WENDY B. MILLER Notary Public Forsyth County, NC</p>	<p>STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u></p> <p>I, <u>Wendy B. Miller</u>, a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u>, do hereby certify that <b>DAIZHU ZHAO</b>, Power of Attorney for <b>GUIYONG REN</b>, personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of <b>GUIYONG REN</b>, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the Office of the Register of Deeds of <b>FORSYTH</b> County, North Carolina, in Book <u>3850</u> Page <u>1219</u>, and that this instrument was executed under and by virtue of the authority given by said instrument granting his power of attorney; that the said <b>DAIZHU ZHAO</b> acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said <b>GUIYONG REN</b>. Witness my hand and official seal the <u>25<sup>th</sup></u> day of <u>February</u>, 2025.</p> <p>My Commission Expires: <u>10/8/2029</u> <u>Wendy B. Miller</u> Notary Public</p>
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By: DAIZHU ZHAO (SEAL)  
DAIZHU ZHAO

<p>SEAL-STAMP</p> <p>WENDY B. MILLER Notary Public Forsyth County, NC</p>	<p>STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u></p> <p>I, <u>Wendy B. Miller</u>, a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u>, do hereby certify that <b>DAIZHU ZHAO</b> personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>25<sup>th</sup></u> day of <u>February</u>, 2025.</p> <p>My Commission Expires: <u>10/8/2029</u> <u>Wendy B. Miller</u> Notary Public</p>
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**EXHIBIT "A"**

**LEGAL DESCRIPTION:**

BEGINNING at a point in the east line of Mt. Vernon Avenue which said point is in the southwest corner of Lot No. 53 on the map hereinafter referred to, and running thence along the south line of Lot No. 53 South  $87^{\circ} 00'$  East 150 feet to a point; running thence South  $3^{\circ} 00'$  West 75 feet to a point; running thence North  $87^{\circ} 00'$  West 150 feet to a point in the east line of Mt. Vernon Avenue; running thence along the east line of Mt. Vernon Avenue North  $3^{\circ} 00'$  East 75 feet to the place of BEGINNING.

The above described property is all of Lot No. 52 and the northern 25 feet of Lot No. 51, both as shown on the map of Masten Park, Section 3, recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 7, Page 42, to which map reference is hereby made. The calls in this description are in accordance with a survey thereof by J.F. Ellerbe, C.E. dated July 8, 1955.

**PROPERTY ADDRESS: 421 MOUNT VERNON AVE., WINSTON SALEM, NC 27101**  
**PARCEL ID #: 6845-47-0625.000**