

2025007646 00097

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$280.00

PRESENTED & RECORDED
 03/11/2025 02:58:43 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3852
PG: 1993 - 1995

GENERAL WARRANTY DEEDExcise Tax: **\$280**

Tax Parcel ID No. 6837-52-8925.000 Verified by _____ County
 on the ____ day of _____, 20____ By: _____

Mail/Box to: _____

This instrument was prepared by: **Thomas G. Jacobs, 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.**

Brief description for the Index: _____

THIS DEED, made this the 10 day of March, 2025, by and between

GRANTOR:Reyna P. Garcia-Bracamontes and spouse, Ricardo Juan Garcias Santiago

whose mailing address is _____

(herein referred to collectively as **Grantor**) and _____**GRANTEE:** Oscar A. Cruz Hernandezwhose mailing address is 712 Efrid Street, Winston-Salem, NC 27105(herein referred to collectively as **Grantee**) and _____

[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

See attached Exhibit A

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 3698 Page 3446, and being reflected on plat(s) recorded in Map/Plat Book _____, page/slide _____.

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

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

submitted electronically by "Kasper & Payne, P.A."
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

By: Reyna P. Garcia Bracamontes (SEAL)
 Print/Type Name & Title: Reyna P. Garcia-Bracamontes

By: Ricardo Juan Garcias Santiago (SEAL)
 Print/Type Name & Title: Ricardo Juan Garcias Santiago

By: _____ (SEAL)
 Print/Type Name & Title: _____

By: _____ (SEAL)
 Print/Type Name & Title: _____

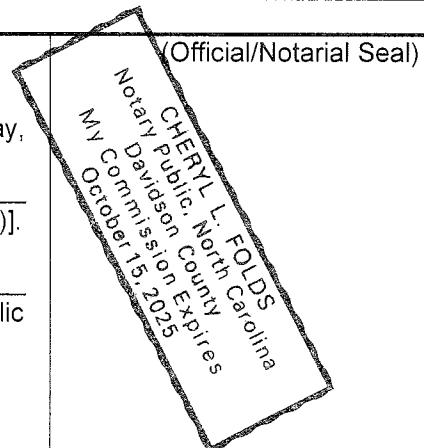
State of North Carolina
 County of Forsyth

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:
Reyna P. Garcia-Bracamontes and Richardo Juan Garcias Santiago
 _____ [insert name(s) of principal(s)].

Date: 3-10-2025

Cheryl L. Folds Notary Public
 Notary's Printed or Typed Name

My Commission Expires:
10-15-2025



State of _____
 County of _____

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:
 _____ [insert name(s) of principal(s)].

Date: _____

 Notary's Printed or Typed Name

My Commission Expires:

(Official/Notarial Seal)

"Exhibit A"

BEGINNING at an iron, said iron being located in the Northwest corner of Lot 81 as shown on the map of Montview, as recorded in Plat Book 1, Page 106, Forsyth County Registry and also being in the Southern right of way line of Efird Street; thence with the West line of Lot 81 South 02 deg. 49' 46" West 144.80 feet to an iron; thence North 87 deg. 20' 04" West 56.52 feet to an iron; thence North 02 deg. 56' 03" East 144.99 feet to an iron in the Southern right of way line of Efird Street; thence with the Southern right of way line of Efird Street South 87 deg. 08' 41" East 56.25 feet to an iron, the point and place of Beginning, containing 0.18755 acres, more or less, and being in accordance with a survey prepared by Thomas A. Riccio, dated April 30, 2004. The above described property being a portion of Tax Lot 80, Block 1502, Forsyth County Tax Maps.