

2025007789 00108FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$20.00

PRESENTED & RECORDED

03/12/2025 04:00:47 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3852**PG: 2788 - 2790****NORTH CAROLINA
GENERAL WARRANTY DEED****Excise Tax: \$20.00****Parcel Identifier No.: 6834-83-2214.000**Brief description for index: **Lot 10, Block 20, Wachovia Development Company**Mail deed/taxes after recording to Grantee: **2059 Urban Street, Winston Salem, NC 27107**This instrument was prepared by: **Patti D. Dobbins, Attorney at Law**THIS DEED made this 12th day of March, 2025 by and between**GRANTOR:****BP & BH PROPERTIES, LLC – A North
Carolina Limited Liability Company**Address: 303 Oakdale Street
Winston Salem, NC 27107**GRANTEE:****HORACIO MARTINEZ CADENA and wife,
EVA YOLANDA VARGAS SANTOS**Address: 0 Morsinie St
Winston Salem, NC 27107

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 3841, Page 11, 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."

A map showing the above described property is recorded in Plat Book **8**, Page **81**, 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.

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.

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.

BP & BH PROPERTIES, LLC:

By: 

BIANEY HERNANDEZ CAMARILLO

Title: Managing Member

<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 BIANEY HERNANDEZ CAMARILLO personally came before me this day and acknowledged that he/she is Managing Member of BP & BH PROPERTIES, LLC – and acknowledged, on behalf BP & BH PROPERTIES, LLC –, the grantor, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>12th</u> day of <u>March</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:

BEING Lot Number 10 in Block 20, as shown on the map of Wachovia Development Company recorded in Plat Book 8, Page 81, Forsyth County Registry, reference to which is hereby made for a more particular description.

PROPERTY ADDRESS: 0 MORSINIE STREET, WINSTON SALEM, NC 27107
PARCEL ID #: 6834-83-2214.000