



2025008000 00027

FORSYTH CO, NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$260.00**

PRESENTED & RECORDED  
 03-14-2025 09:45:12 AM  
 LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY CHELSEA B MARTINEZ, DPTY

**BK: RE 3852**  
**PG: 3854-3855**

TAX ID NUMBER: 6836-85-3426.000

Mail Deed and future tax bills to: Blackacre Bridge LP  
 14 Broadmoor Road, Scarsdale, NY 10583 *Box=60*  
 Excise Tax \$260.00

NORTH CAROLINA )

# GENERAL WARRANTY DEED

FORSYTH COUNTY )

This instrument was prepared by David A. Wallace, a licensed North Carolina Attorney.  
 Delinquent Taxes, if any, to be paid closing by the closing attorney to the county tax collector  
 upon disbursement of closing proceeds.

This conveyance does not include the primary residence of the Grantor

THIS DEED made this *14* day of March, 2025 by **Sergio Amauri Castro** and wife, **Maria de la Paz Cruz Umama** (hereinafter referred to as "Grantor") to **Blackacre Bridge LP** (hereinafter referred to as "Grantee").

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.

That the Grantor, for 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 together with improvements thereon described as follows:

**BEING KNOWN AND DESIGNATED as Lot 42 as shown on the map of ALEXANDER HEIGHTS as recorded in Plat Book 1 at Page 36 in the office of the Register of Deeds of Forsyth County, North Carolina, reference is hereby made for a more particular description.**

Address: 1608 East 25<sup>th</sup> Street, Winston-Salem, NC 27105

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 herein above described is subject to the following exceptions: Easements and restrictions of record.

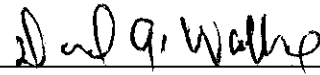
IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal as of the day and year stated below.

  
 \_\_\_\_\_ Seal  
**Sergio Amauri Castro**

  
 \_\_\_\_\_ Seal  
**Maria de la Paz Cruz Umana**

STATE OF NORTH CAROLINA Forsyth County

I, David A. Wallace, a Notary Public of Forsyth County, State of North Carolina certify that **Sergio Amauri Castro** and **Maria de la Paz Cruz Umana** personally appeared before me this day and acknowledged the execution of the foregoing instrument in the capacity indicated. Witness my hand and official stamp or seal, this 14 day of March, 2025.

  
 \_\_\_\_\_  
 David A. Wallace, Notary Public

My Commission Expires: 11/29/2029

Stamp or Seal

