

2025008462 00111

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$460.00

PRESENTED & RECORDED
 03/18/2025 02:34:30 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST
BK: RE 3853
PG: 1911 - 1915

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$460.00

Parcel Identifier No. 6833-17-3296.000

Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail to: Atlas Orange, 109 East Mountain Street – Suite D, Kernersville, NC 27284

This instrument prepared by: Rob Sosower, 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: Lot 133, Williard Dale Development, PB 4, Pg 165

THIS DEED made the 17 day of March, 2025, by and between

GRANTOR	GRANTEE
<p>Jose Luis Vazquez-Garcia and spouse, Maria Vazquez</p> <p>Grantor Address: 4719 Little Road Greensboro, NC 27405</p>	<p>Abigail Lee Ellington (unmarried)</p> <p>Property Address: 3700 Hastings Avenue Winston-Salem, NC 27127</p>

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 by reference.

The property herein described [] is or [✓] is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 3829, Page 1013, Forsyth County Registry.

submitted electronically by "Orenstein 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.

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, other than the following exceptions:

Subject to easements, rights of way, and other restrictions of record.

(signatures to follow)

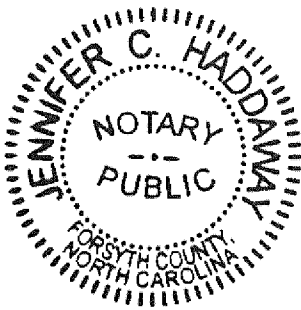
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

JOSE LUIS VAZQUEZ G (SEAL)
Jose Luis Vazquez-Garcia

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

I, the undersigned Notary Public, do hereby certify that Jose Luis Vazquez-Garcia personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 17th day of MARCH, 2025.



Jennifer C. Haddaway
JENNIFER C. HADDAWAY Notary Public

My commission expires: 7/24/28

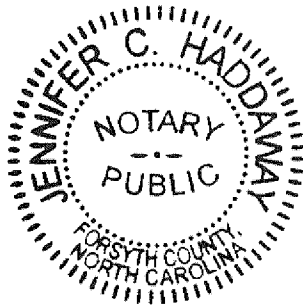
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Maria Vazquez (SEAL)
Maria Vazquez

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

I, the undersigned Notary Public, do hereby certify that Maria Vazquez personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 17th day of MARCH, 2025.



Jennifer C. Haddaway
JENNIFER C. HADDAWAY Notary Public

My commission expires: 7/24/28

Exhibit "A"
Property of Abigail Lee Ellington (unmarried)
3700 Hastings Avenue

Being all of Lot 133, Williard Dale Development, as recorded in Plat Book 4, Page 165, Forsyth County Registry, North Carolina.

The subject property is the same as that property described in Deed Book 3829, Page 1013, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6833-17-3296.000 on the Forsyth County Tax Maps.