

2025009321 00133

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$454.00

PRESENTED & RECORDED

03/25/2025 02:22:30 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3854

PG: 2144 - 2145

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$454.00

Parcel Identifier No. 6834-45-3659.000

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

By: _____

Mail/Box to: Grantee at: 2433 Stockton St, Winston-Salem, NC 27127

This instrument was prepared by Heather J. Kiger, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description: Lot 176, Central Terrace Property, DB 108, PG 556, Forsyth County, North Carolina.

THIS DEED made this 22 day of MARCH, 2025, by and between

GRANTOR	GRANTEE
ALDO MARINO LEANA, unmarried	JANET KARANE ALEXANDER, unmarried
FORWARDING ADDRESS:	PROPERTY ADDRESS:
<u>43-06 72 STREET, 1 FLOOR</u> <u>WOODSIDE, NY 11377</u>	<u>2433 STOCKTON STREET</u> <u>WINSTON-SALEM, NC 27127</u>
PROPERTY ADDRESS IS _____ IS NOT <u>X</u> GRANTOR'S PRIMARY RESIDENCE	

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:

BEING KNOWN AND DESIGNATED as Lot No. 176, fronting on the east side of Stockton Street, 50 feet front, and of that width extending eastwardly 150 feet to an alley, as shown on the plat of Central Terrace Property as recorded in Deed Book 108, at Page 556, Forsyth County Registry, reference to which plat is hereby made for a more particular description.

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 all easements, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2025 and subsequent years.

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

Aldo M (SEAL)
ALDO MARINO LEANA

State of NEW YORK – County of QUEENS

I, CATHY ESCOBAR, a Notary Public of QUEENS County,
State of NEW YORK, certify that ALDO MARINO LEANA personally appeared
before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 22 day of March, 2024.

(SEAL)

[Signature] Notary Public
My Commission Expires: 08/21/2026

Cathy Escobar
Notary Public State of New York
No. 01ES6046979
Qualified in Queens County
Commission Expires Aug. 21 2026