

**2025009742 00157**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$340.00**

PRESENTED & RECORDED  
 03/27/2025 03:05:21 PM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: CHELSEA B MARTINEZ, DPTY  
**BK: RE 3855**  
**PG: 51 - 52**

This instrument prepared by Matthew S. Cheney, 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, if applicable.

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$340.00

Parcel Identification No. 6828-60-6012.000 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: Brock & Scott

Mail/Box to: GRANTEE

This instrument was prepared by: Brock & Scott, PLLC, 1315 Westbrook Plaza Drive, Suite 100, Winston Salem, NC 27103

Brief description for the Index: Lot 21, Gregory Manor, PB 17, PG 4

**PROPERTY ADDRESS:** 113 Granada Court, Winston-Salem, North Carolina 27105

THIS DEED made this 18 day of March, 2025, by and between

GRANTOR	GRANTEE
<b>CHRISTOPHER CARTER</b> (unmarried)	<b>ANGEL JAMAL DAMIAN MONTES</b> (unmarried)
Mailing Address: 753 Runningbrook Lane, Rural Hall, NC 27045	Mailing address: 113 Granada Court, Winston-Salem, NC 27105

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:

Submitted electronically by "Brock & Scott, PLLC FC"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

**BEING KNOWN AND DESIGNATED** as Lot No. 21 as shown on the map of Gregory Manor, which is recorded in Plat Book 17, Page 4, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map further reference is hereby made for a more particular description.

Being the same property conveyed to Christopher Carter, an unmarried man, by Warranty Deed from M & Y Properties, LLC, a North Carolina limited liability company, dated 05/31/2018 and recorded on 06/05/2018 in Book 3408, Page 1663, Forsyth County Registry.

**Property Address:** 113 Granada Court, Winston-Salem, North Carolina 27105

**Tax Parcel Number:** 6828-60-6012.000

The property conveyed herein does include the primary residence of Grantor.

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:

2025 ad valorem taxes and all covenants, conditions, restrictions, easements, and rights of way of record.

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

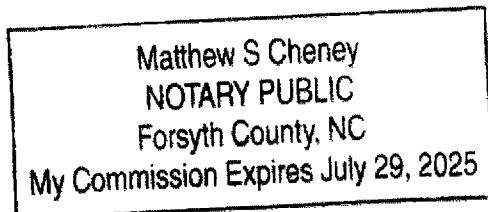
 (SEAL)  
**CHRISTOPHER CARTER**

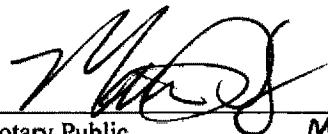
State of North Carolina, County of Forsyth

I, Matthew S. Cheney, the undersigned Notary Public of Forsyth County and State aforesaid, certify that **CHRISTOPHER CARTER** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 18 day of March, 2025.

(Official Notary Stamp/Seal)



  
Notary Public Matthew S. Cheney  
My Commission Expires: 7/29/2025