

2025010926 00148FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$450.00

PRESENTED & RECORDED

04/04/2025 03:09:55 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3856**PG: 2777 - 2779****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$450.00

Parcel Identifier No.: 6837-56-6109.000

Mail/Box to: Daniel Cruz Amador, an unmarried man, 649 Kapp Street, Winston Salem, NC 27105

This instrument was prepared by: David T. Kasper, 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: 649 Kapp St

THIS DEED made this 4 day of April, 20 25, by and between:

GRANTOR	GRANTEE
Coley D. Reece and spouse Brandon Castro	Daniel Cruz Amador, an unmarried man
Forwarding address: 2507 Guyer Street High Point, NC 27265	Mailing Address: 649 Kapp Street 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, parcel of land or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

See the attached "Exhibit A" which is incorporated herein by reference.

A portion of the property herein conveyed includes the Grantor's primary residence.

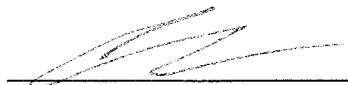
For back title see Deed Book 3567, Page 1220, Forsyth County Registry.

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.

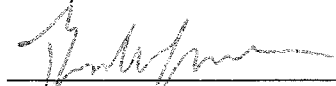
Submitted electronically by "Kasper & Payne, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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, other than the following exceptions: Easements, restrictions of record, 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.



Coley D. Reece



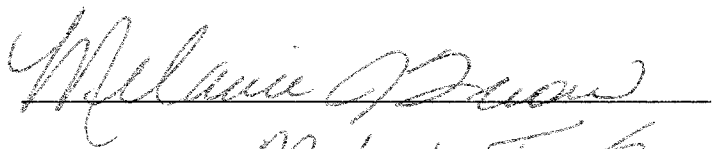
Brandon Castro

STATE OF NORTH CAROLINA

COUNTY OF Forsyth

I, Melanie J. Snow, a Notary Public, do hereby certify that Coley D. Reece and Brandon Castro personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and (where an official seal is required by law) official seal.

This the 4 day of April, 2025



Printed Name: Melanie J. Snow

My Commission Expires: 11/21/2027

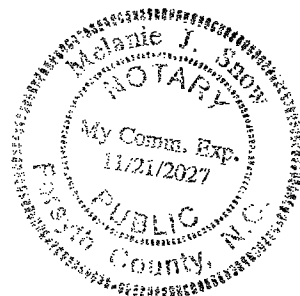


EXHIBIT A

BEGINNING at an iron located at the northwest intersection of Kapp Street and Carrie Avenue, said iron being the southeast corner of Lot Number 420, as shown on the map of Montview, a plat of which is recorded in Plat Book 8, page 106, Forsyth County Registry; thence from said BEGINNING point with the northern right of way of Kapp Street South $88^{\circ} 50' 00''$ West 87.13 feet to an iron, the southwest corner of said lot; thence North $00^{\circ} 22' 16''$ West 87.13 feet to an iron, the southwest corner of said 87.13 feet to an iron located in the western right of way line of Carrie Avenue; thence with said right of way line South $00^{\circ} 22' 16''$ East 127 feet to an iron, the point and place of BEGINNING, all according to a survey by Daniel W. Donathan, dated,.