

2025011580 00145

FORSYTH COUNTY NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

\$140.00

PRESENTED & RECORDED

04/10/2025 02:36:36 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3857**PG: 1859 - 1861****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$140.00

PIN: 6838-70-4976.000 and 6838-70-4978.000

Mail/Box to: Grantee:

This instrument was prepared by: T. Dan Womble, Attorney at Law, a licensed North Carolina attorney. No title search requested none performed.

Brief description for the index: 1213/1215 Winfield Drive

THIS DEED made this 10 day of April, 2025 by and between**GRANTOR**

**Jose I. Espinal and wife,
Blanca M. Espinal
5550 Racin Drive
Winston-Salem, NC 27107**

GRANTEE

**Henry Alexander Guillen Lemus and
Maria Cristina Landaverde
1213 Winfield Drive
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 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 parcels of land situated in Forsyth County, North Carolina and more particularly described as follows:

FOR DESCRIPTION OF PROPERTY SEE EXHIBIT "A" ATTACHED HERETO.**Address: 1213 and 1215 Winfield Drive, Winston-Salem, NC 27105**

The above land was conveyed to Grantor by deed recorded in Deed Book 3766, Page 4268 and Deed Book 3772, Page 2145, Forsyth County Registry.

All or a portion of the property herein conveyed ___ includes or xx does not include the primary residence of a 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.

submitted electronically by "T Dan Womble Attorney"
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 and restrictions of record, if any; violated zoning ordinances, if any, 2025 taxes are to be paid by Grantee.

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

 (SEAL)
Jose I. Espinal

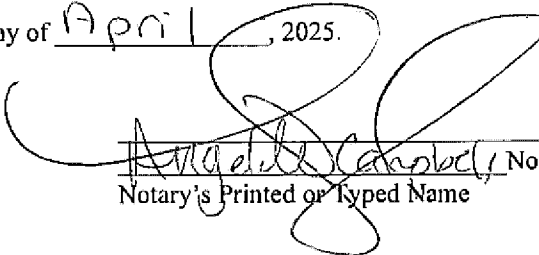
Blanca Espinal (SEAL)
Blanca M. Espinal

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County of Forsyth and State aforesaid, certify that Jose I. Espinal and wife, Blanca M. Espinal 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 10 day of April, 2025.

My Commission Expires: 02-09-2027
(Affix Seal)

 Notary Public
Notary's Printed or Typed Name

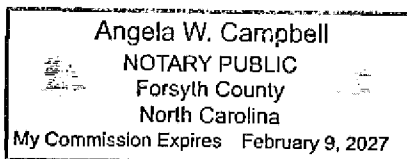


EXHIBIT "A"

PARCEL ONE:

BEING KNOWN AND DESIGNATED AS LOT #6 AS SHOWN ON THE MAP OF J.W. FULP PROPERTY, BEING LOCATED ON OLD RURAL HALL ROAD AS SHOWN ON THE MAP OF PLEASANT VIEW, SECTION 2, RECORDED IN PLAT BOOK 6, PAGE 151, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH PLAT IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION THEREOF.

SAVE AND EXCEPT FOR THOSE PORTIONS OF LOT #6 PREVIOUSLY CONVEYED TO BOBBY LEE STEWART BY THE DEEDS RECORDED IN DEED BOOK 1333, PAGE 748, AND DEED BOOK 2047, PAGE 2912, FORSYTH COUNTY REGISTER OF DEEDS OFFICE.

PROPERTY ADDRESS: 1213 WINFIELD DRIVE, WINSTON-SALEM, NC 27105

PARCEL TWO:

Being known and designated as Lot #7 as shown on the Map of J. W. Fulp Property, being located on Old Rural Hall Road as shown on the Map of Pleasant View, Section 2, recorded in Plat Book 6, Page 151, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which Plat is hereby made for a more particular description thereof.

SAVE AND EXCEPT FOR those portions of Lot # 7, previously conveyed to C. A. Stewart, Jr., by the Deed recorded in Deed Book 709, Page 63, Forsyth County Register of Deeds Office.

Address: 1215 Winfield Drive, Winston-Salem, NC