

**2025013446 00207**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$120.00**

PRESENTED & RECORDED  
 04/24/2025 04:51:36 PM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: OLIVIA DOYLE, ASST  
**BK: RE 3859**  
**PG: 3591 - 3593**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **\$120.00**

Parcel Identifier No.: **6834-19-0219.00**

Mail/Box to: **The Ellison Law Firm, 112 North Marshall Street, Winston-Salem, NC 27101**

This instrument was prepared by: **Attorney Eric S. Ellison**

Brief description for the Index: **Metes & Bounds Description**

THIS DEED made 24<sup>th</sup> day of April, 2025 by and between

GRANTOR	GRANTEE
<b>Lorenzo Abiel Bonilla,</b> <b>a single person</b>	<b>Cesar Adan Diaz</b>
<u>Mailing Address:</u> <b>1223 Hattie Avenue</b> <b>Winston-Salem NC 27101</b>	<u>Mailing Address:</u> <b>124 Styers Road</b> <b>Winston-Salem NC 27101</b>
<b>SUBJECT PROPERTY IS NOT</b> <b>THE GRANTOR'S PRIMARY RESIDENCE</b>	<u>Property Address:</u> <b>1002 Tyler Court</b> <b>Winston-Salem NC 27107</b>

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 the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

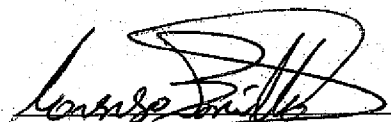
Submitted electronically by "The Ellison Law Firm"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

See Attachment "A" for Property Description, which is incorporated herein by reference.

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.

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

 (Seal)  
Lorenzo Abiel Bonilla

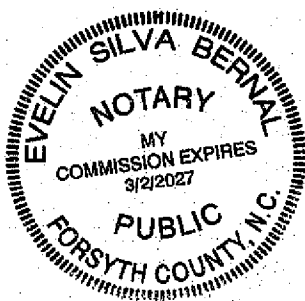
State of North Carolina )  
County of Forsyth )

I, the undersigned, a Notary Public in and of said County and State aforesaid, do hereby certify that **Lorenzo Abiel Bonilla** personally appeared before me and, acknowledged the execution of the foregoing instrument for the purpose stated therein and, in the capacity, indicated.

Witness my hand and Notarial stamp or seal this 24th day of April, 2025.

My Commission Expires: 03-02-2027

Notary Public: Evelin Silva Bernal



## EXHIBIT "A"

Being all of lot 2 of the Minor Subdivision for Yarazeth Salgado recorded in the Forsyth County Register of Deeds as Plat Book 73 Page 35 and further described as follows:

Beginning at a 1/2" iron rod standing 4" above ground level at or near the northern right-of-way line of Glencairn Road, said point also being the southeast corner of said lot 2 with NAD 83(2011) grid coordinates of N=838830.805 and E=1641020.268; said point also being the southwestern corner of Taryton Thacker (Deed Book 2860 Page 2430), thence from said beginning point and with the northern right-of-way line of Glencairn Road the following 2 courses and distances; South 74 degrees 24 minutes 46 seconds West for a distance of 21.70 to an existing iron pipe, South 83 degrees 24 minutes 40 seconds West for a distance of 140.08' to an existing 1/2" iron stake 2' above ground level, the southeastern corner of Juan Vasquez (Deed Book 3445 Page 3095), thence with Vasquez' eastern line North 02 degrees 23 minutes 17 seconds East for a distance of 184.74 to an existing 1/2" iron rod found 4" above ground level, thence continuing with the Rebecca Wilborne line (Deed Book 3355 Page 3785) North 02 degrees 21 minutes 51 seconds East for a distance of 352.51' to an existing 4" square stone found 4" above ground level, thence North 02 degrees 26 minutes 44 seconds East for a distance of 84.34 to an existing iron rod, the southwestern corner of lot 1, thence with the following 2 calls of lot 1, North 89 degrees 25 minutes 04 seconds West for a distance of 120.00' to an existing iron rod, North 02 degrees 26 minutes 44 seconds East a distance of 180.00' to an existing iron rod on the southern right-of-way line of Tyler Court, said iron also being the northwestern corner of lot 2, thence with the northern line of lot 2 and Tyler Court North 89 degrees 25 minutes 04 seconds East for a distance of 123.46' to an existing nail found in asphalt, Richard Gray's northwest corner (Deed Book 976 Page 239), thence with the western line of Richard Gray South 00 degrees 32 minutes 06 seconds East for a distance of 562.20' to an existing 1/2" iron rod found 2" above ground level, Taryton Thacker's (Deed Book 2860 Page 2430) northeastern property corner, thence with Thacker's northern line South 77 degrees 53 minutes 10 seconds East for a distance of 140.00' to an existing 1/2" iron rod found 3" above ground level with NAD 83(2011) grid coordinates of N=839020.702 and E=1640995.035, thence with Thacker's western line South 07 degrees 34 minutes 09 seconds East for a distance of 191.57' to an existing 1/2" iron rod found 4" above ground level, the Point and Place of Beginning.

Said property contains 3.56 acres more or less.

Lot 2 grants and conveys lot 1 with the perpetual right and easement of ingress, egress and regress over and upon the 25' access and utilities easement parallel to and following the western property line of Lot 2 from Glencairn Road to the southern line of Lot 1 as shown and depicted on Plat Book 73 Page 35 recorded in the Forsyth County Register of Deeds.