

2025013743 00112

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$210.00

PRESENTED & RECORDED

04/28/2025 01:21:33 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3860

PG: 1032 - 1039

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 210.00

Parcel Identification No: 6837-77-6864.000

This instrument was prepared by:

The Fife Law Firm, P.A. 8366 Six Forks Rd. Suite 104 Raleigh, NC

After recording return to:

Grantee

Brief description for the Index:

1167 Wooded Ave

THIS DEED made this 1 day of April, 2025, by and between

GRANTOR

Deborah Manring, Unmarried, Heir

Frances Key, Widow, Heir

Ronny Lee Key, Heir and spouse

Amy Key

Tammy Whitaker, Heir and spouse

Bradley Whitaker

GRANTEE

Castillo Properties, LLC

A North Carolina Limited Liability Company

*See Estate File for Ann Gore 20 E 1622

*See Estate File for Bobby Key

Surry Estate File 22 E 146, recorded in Forsyth County

1167 Wooded Ave

Winston-Salem, NC 27105

4503 Old Rural Hall

Winston Salem, NC 27105

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

See Exhibit "A"

Property Address: 1167 Wooded Ave, Winston-Salem, NC 27105

Parcel ID: 6837-77-6864.000

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3 Page 3, Forsyth County Registry.

A Map showing the above-described property is recorded in Plat Book , Page , Forsyth County Registry.

All or a portion of the property herein conveyed 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.

The Grantor covenants with 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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

- X Subject to Ad valorem taxes for the current year.
- X Easements, Rights of way and Restrictions which may appear of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Deborah Manning (Seal)
Deborah Manning

____ (Seal)
Frances Key

____ (Seal)
Ronny Lee Key

____ (Seal)
Amy Key

____ (Seal)
Tammy Whitaker

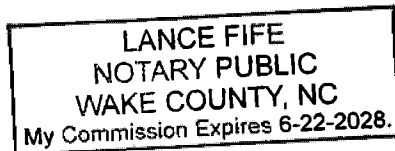
____ (Seal)
Bradley Whitaker

STATE OF NORTH CAROLINA,

COUNTY OF Wake

I, Lance Fife the undersigned Notary Public of the County and State aforesaid, certify that Deborah Manning, personally came before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official stamp or seal, this 9 day of April, 2025.



My Commission Expires: _____

[Signature]
Notary Public

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

_____(Seal)
Deborah Manning

Frances Key (Seal)
Frances Key

Ronny Lee Key (Seal)
Ronny Lee Key

Amy Key (Seal)
Amy Key

Tammy Whitaker (Seal)
Tammy Whitaker

Bradley Whitaker (Seal)
Bradley Whitaker

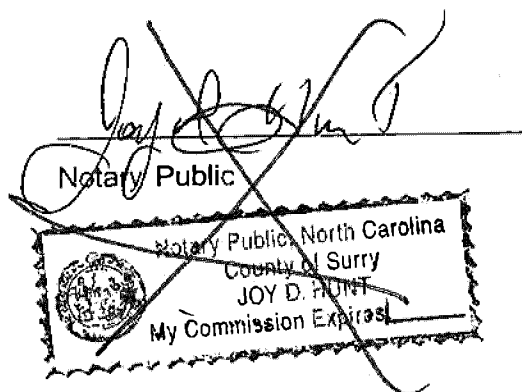
STATE OF NORTH CAROLINA,

COUNTY OF Surry

I, Joy D Hunt the undersigned Notary Public of the County and State aforesaid, certify that **Deborah Manning**, personally came before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official stamp or seal, this 29th day of March, 2025, 2025.

My Commission Expires: 10/2/25



STATE OF NORTH CAROLINA,

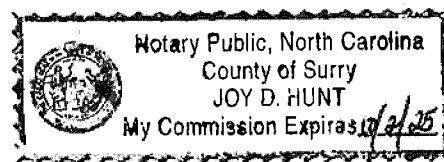
COUNTY OF Surry

I, Joy D. Hunt the undersigned Notary Public of the County and State aforesaid, certify that Frances Key, personally came before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official stamp or seal, this 29 day of March, 2025 2025.

My Commission Expires: 10/2/25

Joy D. Hunt
Notary Public



STATE OF NORTH CAROLINA,

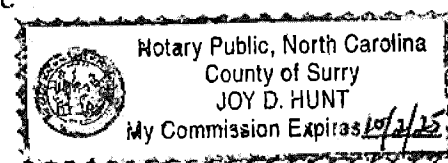
COUNTY OF Surry

I, Joy D. Hunt the undersigned Notary Public of the County and State aforesaid, certify that Ronny Lee Key, personally came before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official stamp or seal, this 29 day of March, 2025 2025.

My Commission Expires: 10/2/25

Joy D. Hunt
Notary Public



STATE OF NORTH CAROLINA,

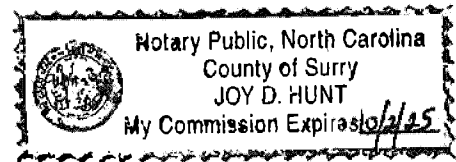
COUNTY OF Surry

I, Joy D. Hunt the undersigned Notary Public of the County and State aforesaid, certify that Amy Key, personally came before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official stamp or seal, this 29th day of March, 2025.
2025.

My Commission Expires: 10/2/25

Joy D. Hunt
Notary Public



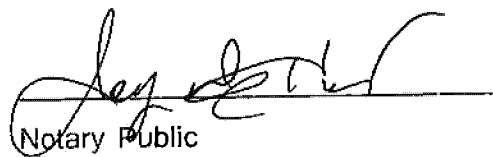
STATE OF NORTH CAROLINA,

COUNTY OF Surry

I, Joy D. Hunt the undersigned Notary Public of the County and State aforesaid, certify that Tammy Whitaker, personally came before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

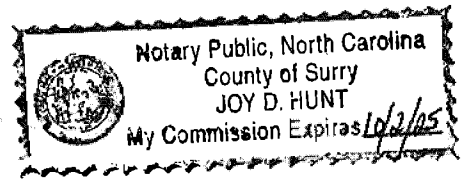
Witness my hand and official stamp or seal, this 29th day of March, 2025.
2025.

My Commission Expires: 10/2/25


Notary Public

STATE OF NORTH CAROLINA,

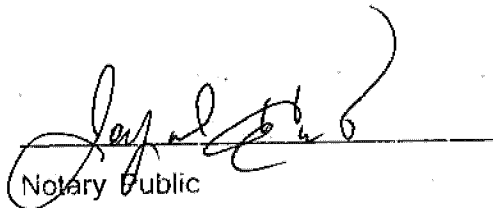
COUNTY OF Surry



I, Joy D. Hunt the undersigned Notary Public, of the County and State aforesaid, certify that Bradley Whitaker, personally came before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official stamp or seal, this 29th day of March, 2025, 2025.

My Commission Expires: 10/2/25


Notary Public

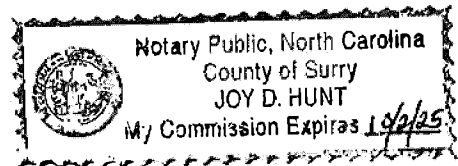


Exhibit "A"

Tract One

BEGINNING at an iron stake in the west side of Old Rural Hall Road at north side of Wooded Avenue and running thence with the north side of Wooded Avenue North 88 degrees 40 minutes West 180 feet to an iron stake; thence North 17 degrees 25 minutes West 115 feet to an iron stake; thence South 88 degrees 40 minutes East 180 feet to an iron stake in the west side of Old Rural Hall Road; thence with west side of said road South 17 degrees 25 minutes East 115 feet to a the place of BEGINNING, and being Lots Ninety-Six (96), Ninety-seven (97), Ninety-eight (98) and 25 feet to the Ninety-nine (99) on the map of R. M. Cox Estate as recorded in the Office of the Register of Deeds of Forsyth County in Plat Book 12, Page 70.

Tract Two

Beginning at a point on the northeast side of Wooded Avenue, the southwest corner of Lot 92, thence along the south line of Lot 92 eastwardly 154 feet to a point at the corner of Lots 99 and 100; thence along the West line of Lots 96 through 99 southwardly 120 feet to a point on the north side of Wooded Avenue; thence along the north line of Wooded Avenue westwardly 120 feet to a point where Wooded Avenue goes into Wooded-North; continuing around the curve in a northwestwardly course 60 feet to a point in the southwest corner of Lot 94; and continuing along Wooded Avenue northwardly 55 feet to a point, the place of beginning. Being known and designated as Lots 93, 94, and 95 as shown on the plat of R. M. Cox Estate, plat of said property being recorded in Plat Book 12, page 70 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made.

Property Address: 1167 Wooded Avenue, Winston-Salem, NC 27105

Parcel ID: 6837-77-6864.000