

2025015195 00135

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$370.00

PRESENTED & RECORDED
 05/07/2025 04:35:48 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3862
PG: 707 - 710

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$370.00

Parcel Identifier No. 6847-38-1636.000

Verified by _____ County on the _____ day of _____, 20____

By:

Mail to: Atlas Orange, 109 East Mountain Street – Suite D, Kernersville, NC 27284

This instrument prepared by: Rob Sosower, 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: Lot 8 and p/o 7, Montes Vista, PB 5, PG 102

THIS DEED made the 28 day of April, 2025, by and between

GRANTOR	GRANTEE
<p>Dominique Smith (unmarried)</p> <p>Grantor Address: 401 Reid Street Thomasville, NC 27360</p>	<p>Alya Molina De La Rosa (unmarried)</p> <p>Property Address: 4846 Monte Vista Street Winston-Salem, NC 27105</p>

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:

See Exhibit "A" attached hereto and incorporated by reference.

The property herein described [] is or [☒] is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 3759, Page 4067, 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 "Orenstein Law PLLC"
 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:

Subject to easements, rights of way, and other restrictions of record.

(signatures to follow)

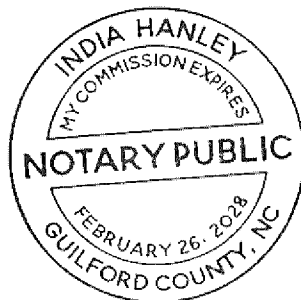
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Dominique Smith (SEAL)
Dominique Smith

STATE OF NC
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Dominique Smith personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 28 day of April, 2025.



India Hanley
Notary Public

My commission expires: 2-26-28

Exhibit "A"

**Property of Alya Molina De La Rosa (unmarried)
4846 Monte Vista Street**

Beginning at an iron stake in the west line of Monte Vista Avenue, said stake being 68.5 feet northwardly from the north line of Bristol Street; running thence North 88 degrees West 150 feet to an iron stake in the west line of Lot No. 7; thence with the west line of Lots Nos. 7 and 8 North 4 degrees East 67.5 feet to an iron stake, the northwest corner of Lot No. 8; thence South 88 degrees East 150 feet to an iron stake in the west line of Monte Vista Avenue; thence with the avenue South 4 degrees West 67.5 feet to the BEGINNING; being Lot No. 8 and the North portion of Lot No. 7 on the map of Montes Vista, as recorded in Plat Book 5, Page 102, in the Office of the Register of Deeds of Forsyth County, North Carolina.

The subject property is the same as that property described in Deed Book 3759, Page 4067, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6847-38-1636.000 on the Forsyth County Tax Maps.