

2025015578 00151

FORSYTH COUNTY NC FEE \$26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
05/09/2025 03:07:21 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST
BK: RE 3862
PG: 3069 - 3071

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: NTC

Parcel ID No. 6837-77-1886.000

Verified by _____ County on the ____ day of _____, 2025

Mail/Box to: GRANTEE

This Instrument was prepared by: Sarah I. Young, Law Office of Sarah Young PLLC
2235-D Lewisville-Clemmons Rd, Clemmons, NC 27012

(NO TITLE SEARCH REQUESTED OR PERFORMED)

THIS DEED made this 8th day of May ___, 2025, by and between

GRANTOR: MARTHA ALICIA ESQUIVEL and spouse,
PEDRO MARES CHAVEZ
1116 Wooded Avenue
Winston-Salem, NC 27105

GRANTEE: MARTHA ALICIA ESQUIVEL and spouse,
PEDRO MARES CHAVEZ
1116 Wooded Avenue
Winston-Salem, NC 27105

Property Address: 1116 Wooded Avenue, 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 in that certain lot or parcel

of land situated in Winston-Salem Township, Forsyth County, North Carolina and more particularly described as follows:

FOR A FULL AND COMPLETE DESCRIPTION SEE EXHIBIT "A" ATTACHED.

All or a portion of this property is the Grantor's primary residence.

******The purpose of this deed is to create a tenancy by the entireties in accordance with N.C.G.S. § 39-13.3B.*******

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 the Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that the title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against lawful claims of all persons whomsoever, other than the following exceptions:

Power, telephone and utility easements found of record or appearing upon ground.

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

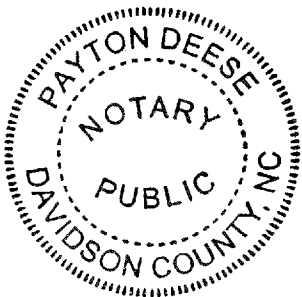
MARTHA ALICIA ESQUIVEL (SEAL)
MARTHA ALICIA ESQUIVEL

Pedro Mares Chavez (SEAL)
PEDRO MARES CHAVEZ

NORTH CAROLINA
FORSYTH COUNTY

I, Sarah I. Young, a Notary Public of Davidson County, North Carolina certify that MARTHA ALICIA ESQUIVEL and PEDRO MARES CHAVEZ, Grantor, personally appeared before me this day and voluntarily acknowledged the execution of the foregoing instrument.

Witness my hand and official seal/stamp, this 9th day of May, 2025.



Payton Deese
Payton Deese, Notary Public

My Commission Expires: 04/30/2029

EXHIBIT "A"

BEGINNING at a stake in the south line of Wooden Avenue North, the northwest corner of Lot No. 59; running thence in a southerly direction along the west line of Lot No. 59 and the rear line of Lot Nos. 53 through 58, a distance of 210 feet to a stake; running thence westwardly along the rear line of Lots 41 through 45, a distance of 150 feet to a stake; running thence northwardly along the line of Lot No. 65 a distance of 210 feet to a stake in the south line of Wooded Avenue North; running thence eastwardly with the line of said Wooded Avenue, a distance of 150 feet to a stake, the point of beginning. Being known and designated as Lot Nos. Sixty (60), Sixty-One (61), and Sixty-Two (62), Sixty-Three (63) and Sixty-Four (64) as shown on map of property of R.H. Cox Estate recorded in Book of Plans No. 12, Page 70 located in the Office of the Register of Deeds of Deeds of Forsyth County, North Carolina, to which reference is hereby expressly made for a more full, complete and particular description.

Property Address is: 1116 N WOODED AVE, WINSTON SALEM, NC, 27105