

2025016300 00069

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$300.00

PRESENTED & RECORDED
 05/15/2025 01:08:18 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST

BK: RE 3863
PG: 2919 - 2921

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$300.00

Parcel Identifier No.: 6834-23-9251.000

Mail after recording to: Grantee(s)

This instrument was prepared by: Stegall & Clifford, PLLC, 202 Fair Oaks Lane, Winston-Salem, NC 27127

Brief Description from the Index: Lot 27, South Park Terrace

THIS DEED made this 15th day of May, 2025, by and between

GRANTOR	GRANTEE
Luis Madrid, Sr and Oneyda Madrid, a married couple	Emily B. Velasquez, an unmarried person
Mailing Address: 1516 68th Avenue North St Petersburg, FL 33702	Property Address: 2774 Edwards Street, Winston-Salem, NC 27127
	Mailing Address: 3129 Olive Chapel Road Apex, NC 27502

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

See Exhibit "A" Attached Hereto and Made a Part Hereof

Is the property the primary residence of the Grantors? **Yes**

The property herein described was acquired by Grantor by instrument recorded in Book 3225, Page 1781, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 16, Page 3, and referenced within this instrument.

Submitted electronically by "Stegall & Clifford, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

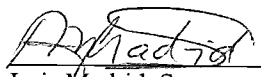
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

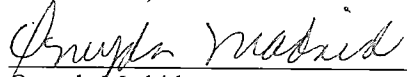
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

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

Easements, rights-of-way, and restrictions of record or visible upon the described property, and to ad valorem taxes for the current year.

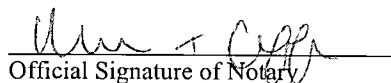
IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.


Luis Madrid, Sr


Oneyda Madrid

STATE OF NORTH CAROLINA
COUNTY OF DAVIDSON

I, Brian T. Clifford, Notary Public, do hereby certify that Luis Madrid, Sr and Oneyda Madrid personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 15th day of May, 2025.


Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 10/10/29

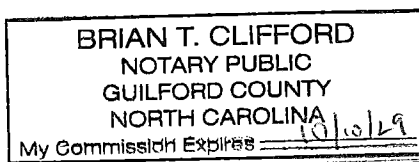


Exhibit "A"

Being known and designated as Lot 27, Block A, as shown on the map of South Park Terrace, said map being of record in Plat Book 16, Page 3 and Plat Book 14, Page 44, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Parcel ID # 6834-23-9251.000

Property Address: 2774 Edwards Street, Winston-Salem, NC 27127