

2025016451 00035

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$162.00

PRESENTED & RECORDED
05/16/2025 09:35:14 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3863
PG: 3871 - 3872

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$162.00

Parcel Identifier No. 68444-42-3518.000

Mail after recording to: Grantee at address shown below

This instrument was prepared by: CLINT CALAWAY, A LICENSED NORTH CAROLINA ATTORNEY. DELINQUENT TAXES, IF ANY TO BE PAID BY CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT OF CLOSING PROCEEDS

ADDRESS: 380 KNOLLWOOD STREET, SUITE G, WINSTON-SALEM, NC 27103

THIS DEED made this 12th day of May, 2025 by and between

GRANTOR

ABRAHAM MENDEZ (SINGLE)

6610 BELEWS CREEK ROAD, BELEWS CREEK, NC 27009

AND

JOSHUA A. HENRY AND WIFE, JACQUELINE MENDEZ HENRY

361 KYLE ROAD, WINSTON-SALEM, NC 27104

GRANTEE

RIGOBERTO SANTIAGO RUIZ AND LIZBETH VILLALVA ZAVALETA

3911 MACARTHUR STREET, WINSTON-SALEM, NC 27107

SUBJECT PROPERTY: 1614 MANSFIELD STREET, WINSTON-SALEM, NC 27107

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 and more particularly described as follows:

BEING KNOWN AND DESIGNATED AS LOT NO. 24 AS SHOWN ON THE MAP OF THE SIDES DEVELOPMENT, WHICH MAP IS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA IN PLAT BOOK 5, PAGE 71, REFERENCE TO WHICH MAP IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.


All or a portion of the property hereinabove described was acquired by Grantor by that instrument recorded in Book 2607, Page 3961, Forsyth County Registry.

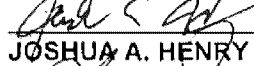
The above described property ☐ does ☒ does not include the primary residence of the Grantor.

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.

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.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on the day and year first above written.

 (SEAL)
ABRAHAM MENDEZ

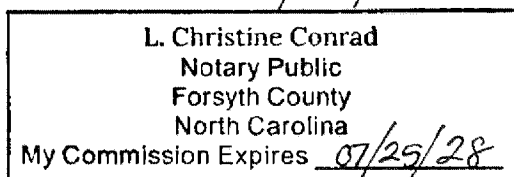
 (SEAL)
JOSHUA A. HENRY

 (SEAL)
JACQUELINE MENDEZ HENRY

STATE OF NORTH CAROLINA – FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document: **ABRAHAM MENDEZ (SINGLE)**. Witness my hand and official stamp or seal, this 12th day of May, 2025.

My Commission Expires: 07/25/28



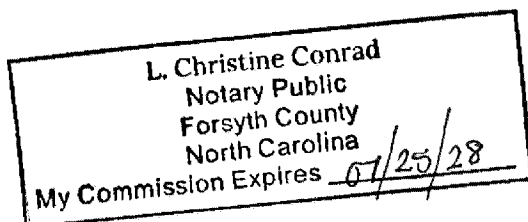

Notary Public

Print Notary Name: L. Christine Conrad

STATE OF NORTH CAROLINA – FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that she signed the foregoing document: **JOSHUA A. HENRY AND WIFE, JACQUELINE MENDEZ HENRY**. Witness my hand and official stamp or seal, this 14th day of May, 2025.

My Commission Expires: 07/25/28




Notary Public

Print Notary Name: L. Christine Conrad