

2025018216 00045

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$950.00

PRESENTED & RECORDED
 05/30/2025 10:50:57 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST

BK: RE 3866

PG: 616 - 619

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$950.00

Tax PIN: 6834-49-6567.000

Return after recording to: 1315 S. Main Street, Winston-Salem, NC 27127

Mail tax bills to 1315 S. Main Street, Winston-Salem, NC 27127

This instrument was prepared by: T. Dan Womble, Attorney at Law, 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: 0.6776 acres +/- 179 Waughtown Street, Winston-Salem, NC, Forsyth County Registry

THIS DEED made this 29 day of May, 2025 by and between

GRANTOR

**Joshue Alvarez (Separated) and
 Julia Alvarez (Separated) and;
 Fredy Alvarez and wife,
 Maria Teresa Menjivar Delgado
 5215 Smoky Ridge Lane
 Winston-Salem, NC 27127**

GRANTEE

**179 Waughtown Street Investors LLC
 a North Carolina limited liability company
 1315 S. Main Street
 Winston-Salem, NC 27127**

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 parcels of land situated in Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached hereto.

Property address: 179 Waughtown Street, Winston-Salem, NC 27127

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3538, Page 1956, Forsyth County Registry.

All or a portion of the property herein conveyed x includes or ___ 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.

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: easements and restrictions of record, if any; violated zoning ordinances, if any. 2025 taxes are to be pro-rated.


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

 (SEAL)
Joshua Alvarez

Attorney in Fact

 (SEAL)
Julia Alvarez by Joshua Alvarez, Attorney-in-Fact

 (SEAL)
Freddy Alvarez


 (SEAL)
Maria Teresa Menjivar Delgado

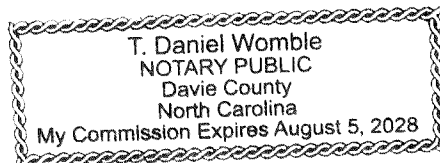
State of North Carolina county of Forsyth

I, T. Daniel Womble the undersigned Notary Public of the County of Forsyth and State aforesaid, certify that Joshua Alvarez personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 29 day of July, 2025.

My Commission Expires: _____
(Affix Seal)


T. Daniel Womble Notary Public
Notary's Printed or Typed Name



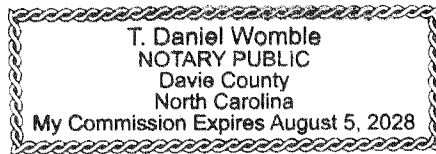
State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County of Ashe and State aforesaid, certify that Joshue Alvarez, Attorney-in-Fact for Julia Alvarez, personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and on behalf of Julia Alvarez and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the Office of the Register of Deeds in the County of Forsyth, State of North Carolina on May, 2025, in Deed Book 3866, Page 513 and that this instrument was executed under virtue of the authority given by said instrument granting him power of attorney.

I do further certify that the said Joshue Alvarez acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and on behalf of Julia Alvarez.

Witness my hand and Notarial stamp or seal this 29 day of May, 2025.

My Commission Expires: _____
(Affix Seal)



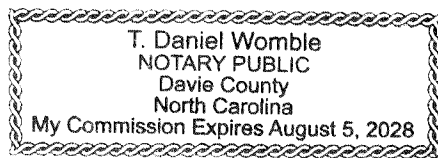
T. Daniel Womble Notary Public
Notary's Printed or Typed Name

State of North Carolina - County of Forsyth

I, T. Daniel Womble the undersigned Notary Public of the County of Ashe and State aforesaid, certify that Fredy Alvarez and wife, Maria Teresa Menjivar Delgado personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 29 day of May, 2025.

My Commission Expires: _____
(Affix Seal)



T. Daniel Womble Notary Public
Notary's Printed or Typed Name

EXHIBIT "A"

BEGINNING at an iron, said iron being located in the Southwest corner of Yarbrough Realty and Management, Deed Book 1968, Page 669 (PIN 6834-49-8511) and also being in the Northern right of way line of Waughtown Street; thence with Waughtown Street North 59 deg. 46' 13" West 117.44 feet to a magnetic nail in the Southernmost corner of State of North Carolina, Deed Book 2281, Page 1179 (PIN 6834-49-5642); thence with the State of North Carolina's East line North 31 deg. 51' 12" East 221.82 feet to an iron in the South line of Cal-Corp, LLC, Deed Book 2442, Page 2617 (PIN 6834-49-5796); thence with Cal-Corp's South line South 86 deg. 52' 15" East 133.02 feet to an iron in Yarbrough's Northwest corner; thence with Yarbrough's West line South 31 deg. 42' 10" West 282.42 feet to an iron, the point and place of Beginning, containing 0.6776 acres, more or less, and being in accordance with a survey prepared by Accurate Surveying PLLC dated May 9, 2025.

Address: 179 Waughtown Street, Winston-Salem, NC

PIN: 6834-49-6567