

2025018260 00089

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$380.00

PRESENTED & RECORDED
 05/30/2025 12:41:02 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: TIMOTHY R WILLIAMS, ASST
BK: RE 3866
PG: 997 - 1000

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$380.00

Tax Parcel Identification Number: 6823-89-8872.000

This instrument was prepared by: Malia M. Williams, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Return to: Craige Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103

Mail Tax Bill to Grantee: 1901 Brewer Road, Winston Salem, NC 27127

Property Address: 1901 Brewer Road, Winston Salem, NC 27127

Brief description for the Index: Lot 1, Irving J. Hege Property

THIS DEED made this 28th day of May, 2025

GRANTOR	GRANTEE
Sydney R. Altizer and spouse, Tyler Altizer 202 Madison Ave. S. Pulaski, VA 24301	Alejandro Avila and spouse, Luz Clarita Bautista Secundino 1901 Brewer Road 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 parcel of land situated in the County of **Forsyth**, State of North Carolina and more particularly described as follows:

SEE EXHIBIT "A" attached hereto and incorporated herein by reference.

For back title reference see Deed Book 3745 at Page 731, Forsyth County Registry.

THIS IS NOT THE GRANTOR'S PRIMARY RESIDENCE

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:

- (1) Subject to easements and restrictions of record, if any;
- (2) Ad valorem real property taxes for 2025 and subsequent years; and
- (3) All matters shown on the Plat recorded in Plat Book 21, Page 11, Forsyth County Registry.

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

[SIGNATURE PAGE FOLLOWS]

[REMAINDER OF PAGE INTENTIONALLY BLANK]

[SIGNATURE PAGE]

GRANTOR

Sydney R. Altizer (SEAL) Tyler Altizer (SEAL)
Sydney R. Altizer Tyler Altizer

STATE OF VIRGINIA

COUNTY OF Pulaski

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated:

Sydney R. Altizer and Tyler Altizer

This 28 day of May, 2025.

(Official Seal)

Aaron Jarrells
Official Signature of Notary
Notary's Printed Name: Aaron Jarrells
My Commission Expires: 12/31/2027

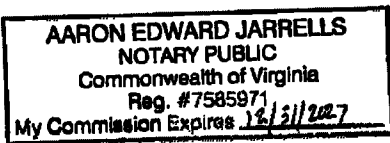


EXHIBIT "A"
PROPERTY DESCRIPTION

BEING KNOWN AND DESIGNATED as Lot Number 1 as shown on the Map showing property of Irvin J. Hege, (Revised), as recorded in Plat Book 21, Page 11, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

FOR BACK REFERENCE, SEE DEED RECORDED IN BOOK 3745, PAGE 731, FORSYTH COUNTY REGISTRY.

PARCEL ID: 6823-89-8872.000

PROPERTY ADDRESS: 1901 BREWER ROAD, WINSTON-SALEM, NC 27127