

2025019112 00084

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$410.00

PRESENTED & RECORDED

06/05/2025 11:58:57 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3867**PG: 1664 - 1667****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$410.00

Parcel Identifier No. 6836-65-5661.000

Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail to: Atlas Orange, 109 East Mountain Street – Suite D, Kernersville, NC 27284

This instrument prepared by: Rob Sosower, 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: Lot 16, P.H. Hanes, Jr. PB 3, PG 64a

THIS DEED made the 30 day of May, 2025, by and between

GRANTOR	GRANTEE
Antonia Perez Bustos (unmarried) Grantor Address: <u>1825 Eva Mae Dr.</u> <u>Raleigh, NC 27610</u>	Juan Carlos Bibiano-Zacapala (a/k/a Juan Carlos Bibiano Zacapala) (unmarried) Property Address: 1139 Northeast 25th Street 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, all that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated by reference.

The property herein described [] is or [] is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 3664, Page 856, Forsyth County Registry.

submitted electronically by "Orenstein Law 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, other than the following exceptions:

Subject to easements, rights of way, and other restrictions of record.

(signatures to follow)

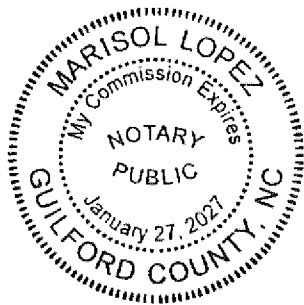
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Antonia, Perez (SEAL)
Antonia Perez Bustos

STATE OF NC
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Antonia Perez Bustos personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 30 day of May, 2025.



Marisol Lopez
Marisol Lopez Notary Public
My commission expires: 01/27/2027

Exhibit "A"

**Property of Juan Carlos Bibiano-Zacapala (a/k/a Juan Carlos Bibiano Zacapala) (unmarried)
1139 Northeast 25th Street**

Lying and Being in the City of Winston-Salem, Forsyth County, North Carolina, and being at the stake, the Northwest corner of 25 Street and Cleveland Avenue, North 2 degrees 50 minutes East 81 feet to a stake; thence North 88 degrees 25 minutes West 66.8 feet to a stake; thence South 2 degrees 59 minutes West 81.4 feet to a stake on the North Side of 25th Street, thence with the North side of East 25th Street, South 88 degrees 15 minutes East 68.8 feet to a stake, the point of beginning: being known and designated as lot 16 on the map of P.H. Hanes, Jr. property recorded in Plat Book 3 Page 64a, office of the Register of Deeds of Forsyth County, North Carolina, Book 834, Page 541.

The subject property is the same as that property described in Deed Book 3664, Page 856. Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6836-65-5661.000 on the Forsyth County Tax Maps.