

**2025019163 00135**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$435.00**

PRESENTED & RECORDED  
 06/05/2025 02:08:14 PM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: CARLA B FLEMING, DPTY  
**BK: RE 3867**  
**PG: 1999 - 2003**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$435.00

Parcel Identifier No. 6845-48-9442.000

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: PD: 0.27+/- acres Cadillac St.

THIS DEED made the 2 day of June, 2025, by and between

GRANTOR	GRANTEE
<p><b>Filiberto Calderon, Jr. and spouse, Flor Del Sol Garcia</b></p> <p>Grantor Address: 521 Sykes Farm Road Asheboro, NC 27205</p>	<p><b>Hayden-Nicholis Edward Carter and spouse, Susan Chavez</b></p> <p>Property Address: 425 Cadillac Street Winston-Salem, NC 27101</p>

*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 3811, Page 3764, 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.

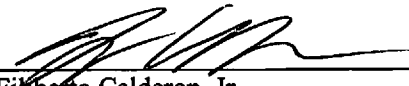
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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)*

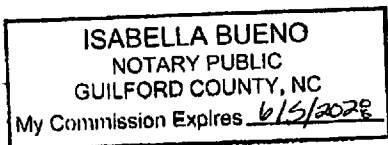
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.


 (SEAL)  
Filiberto Calderon, Jr.

STATE OF North Carolina  
COUNTY OF Randolph

I, the undersigned Notary Public, do hereby certify that Filiberto Calderon, Jr. 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 2 day of June, 2025.



  
Isabella Bueno Notary Public  
My commission expires: June 5, 2028

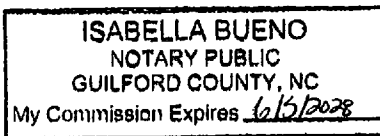
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Flor Del Sol Garcia (SEAL)  
Flor Del Sol Garcia

STATE OF North Carolina  
COUNTY OF Randolph

I, the undersigned Notary Public, do hereby certify that Flor Del Sol Garcia 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 2 day of June, 2025.



Isabella Bueno  
Isabella Bueno Notary Public  
My commission expires: June 5, 2028

**Exhibit "A"**

**Property of Hayden-Nicholis Edward Carter and spouse, Susan Chavez  
425 Cadillac Street**

First Lot: Beginning at an iron pipe on the East side of Cadillac St.; thence W. along G.P. Godde's line 95 ft. to an iron pipe in S.H. Tuttle's line; thence N. with Tuttle's line 25 ft. to an iron pipe; thence W. on a new line 95 ft. to an iron pipe in Cadillac Street; thence S. with Cadillac St. 25 ft. to the place of beginning. Being a part of Lots No. 5 and 6, Motor Heights Development. For a more particular description see Plat of Motor Heights Development recorded in the Office of the Register of Deeds of Forsyth County, N.C. in Map Book 1, Page 98.

Second Lot: Beginning at an iron pipe in S.H. Tuttle's line S. W. corner of Lot No. 7; thence N. 25 ft. to R.L. Angel's corner; thence E. 65 ft. to an iron pipe in G.D. Purcell's line; thence S. to an iron pipe, Mrs. Earlie G. Goode's corner; thence W. 65 ft. to the beginning.

Third Lot: Beginning at an iron stake East side of Cadillac St., 200 ft. from Greensboro Road (formerly Belew's Creek Road); runs thence Eastwardly 160 ft. to a stake; thence Southwardly 50 ft. to a stake; thence Westwardly 160 ft. to a stake in Cadillac Street; thence Northwardly with said street 50 ft. to the place of beginning, being all of Lot 37 and 10 ft. of Lot 36, Motor Heights. For a more particular description, reference is made to plot of Motor Heights recorded in the Office of the Register of Deeds of Forsyth County, N.C. in Map Book 1, Page 98.

The subject property is the same as that property described in Deed Book 3811, Page 3764, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6845-48-9442.000 on the Forsyth County Tax Maps.