

**2025019272 00059**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$100.00**

PRESENTED & RECORDED  
 06/06/2025 11:00:55 AM

**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: ANGELA BOOE, DPTY

**BK: RE 3867**

**PG: 2575 - 2578**

### WARRANTY DEED

Drawn by: Mansell J. Carloni, Bailey & Thomas, P.A., P.O. Box 52, Winston-Salem, NC 27102

Mail After Recording To: Bailey & Thomas, P.A., P.O. Box 52, Winston-Salem, NC 27102

Revenue Stamps: \$100.00

GRANTOR       DID   X   DID NOT RESIDE IN THIS PROPERTY.

THIS WARRANTY DEED made this 5<sup>th</sup> day of June, 2025 by and between

GRANTOR	GRANTEE
<p><b>Lloyd L. Booker, Sr.</b> with joinder of spouse, <b>Robin Nadine Booker</b>            3211 Broadview Drive            Pfafftown, NC 27040</p>	<p><b>Elder Nicolas Pelaez Toribio (unmarried) and Victoria Cenovia Toribio Sotelo (unmarried)</b>, as joint tenants with right of survivorship            2125 E. 26<sup>th</sup> Street            Winston-Salem, NC 27105</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 ATTACHED EXHIBIT A

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, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

Submitted electronically by "Bailey & Thomas, P.A."  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

This conveyance is made subject to the following Exceptions and Reservations:

1. Ad valorem taxes for the current year and subsequent years, easements and restrictions of record, and any local, county, state, or federal laws, ordinances, or regulations relating to zoning, environment, subdivision, occupancy, use, construction, or development of the subject property.

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand and seal the day and year first above written on the following page (s).

Lloyd L. Booker Sr. (SEAL)  
Lloyd L. Booker, Sr.

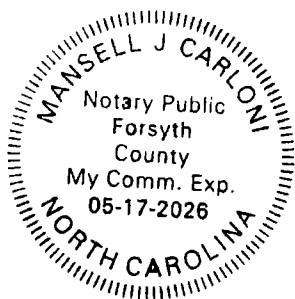
Robin Nadine Booker (SEAL)  
Robin Nadine Booker

\*\*\*\*\*

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, Mansell J. Carloni, a Notary Public for the County of Forsyth and State of North Carolina, do hereby certify that Lloyd L. Booker, Sr. and Robin Nadine Booker personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by he/she/they for the purposes stated therein.



(Official Seal)

Mansell J. Carloni  
Notary Public Mansell J. Carloni  
(Type or Print Name)

My Commission Expires: 5/17/2026

**EXHIBIT A**

Beginning at an iron stake in the southwest intersection of Twenty Sixth Street and Machine Street; running thence from said point of beginning along the western right-of-way of Machine Street South 0-48-30 West 95.40 feet to an iron stake; running thence South 89-40 West 65.00 feet to an iron stake; running thence North 0-48-30 East 95.40 feet to an iron stake lying in the southern right-of-way of Twenty Sixth Street; running thence along the southern right-of-way of Twenty Sixth Street North 89-40 East 65.00 feet. Also being known and designated as Lot 102, Block 1373, Forsyth County Tax Maps.

This being the same property conveyed to Grantor in Deed Book 2440, Page 2892, Forsyth County Registry.

Property Address: 2125 E. 26th Street, Winston-Salem, NC 27105

Forsyth County PIN: 6846-06-4214.000