

2025019682 00094

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$432.00

PRESENTED & RECORDED
06/10/2025 12:12:21 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3868

PG: 530 - 533

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$432.00

Recording Time, Book and Page

Parcel Identifier No. 6845-59-4667.000

Mail after recording to: McGuire & McGuire, P.O. Box 67, Thomasville, NC 27361

This instrument was prepared by: Mark L. McGuire, Attorney at Law

THIS DEED made this the 10th day of June, 2025, by and between

GRANTOR

Fernando Orozco Gonzalez and spouse, Irene Sanchez Delgadillo

Mailing Address: 197 Crews Street, Winston-Salem, NC 27101

GRANTEE

Pedro Serra Hernandez and wife, Maisdel Prieto Gonzalez

Mailing Address: 197 Crews Street, Winston-Salem, NC 27101

Property Address: 197 Crews Street, Winston-Salem, NC 27101

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 City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

Submitted electronically by "Mark L. McGuire, 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.

See Exhibit "A" attached hereto

The property hereinabove described was acquired by instrument recorded in Book 3633, Page 161, Forsyth County Registry.

All or a portion of the property herein conveyed xx 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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Power, telephone and utility, and drainage easements of record or those visible upon the ground, if any; Restrictions of record

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

Fernando Orozco Gonzalez (SEAL)
Fernando Orozco Gonzalez

Irene Sanchez Delgadillo (SEAL)
Irene Sanchez Delgadillo

State of North Carolina
County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that the following person(s) appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Fernando Orozco Gonzalez and Irene Sanchez Delgadillo

Witness my hand and Notarial stamp or seal this 10th day of June, 2025.

Mark L. McGuire
Notary Public

Mark L. McGuire
Typed or Printed Name of Notary Public

My Commission Expires:
12/09/2027

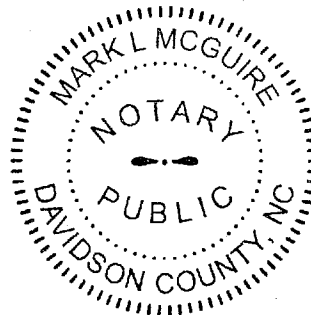


EXHIBIT "A"

BEING ALL of Lot No. 40 as shown on the plat of CAMEL CITY HEIGHTS recorded in Plat Book 4 at Page 168 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more complete description of said lot.