

2025021893 00142

FORSYTH COUNTY NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 06/26/2025 02:37:39 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
 BK: RE 3871
 PG: 140 - 143

**NORTH CAROLINA
 GENERAL WARRANTY DEED**

Excise Tax: No Taxable Consideration Recording Time, Book and Page
 Parcel Identifier No. 6836-91-9438.000
 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 26th day of June, 2025, by and between

GRANTOR

Carla Morales Chinchilla, unmarried

Mailing Address: 2203 Pleasant Street, Winston-Salem, NC 27107

GRANTEE

Segovia Investments, LLC
A North Carolina Limited Liability Company

Mailing Address: 2203 Pleasant Street, Winston-Salem, NC 27107
Property Address: 2101 Gerald 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 3688, Page 799, Forsyth County Registry.

All or a portion of the property herein conveyed ___includes or _x_does not include the primary residence of a Grantor.

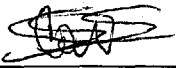
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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


_____(SEAL)
Carla Morales Chinchilla

State of North Carolina
County of Davidson

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:

Carla Morales Chinchilla

Witness my hand and Notarial stamp or seal this 26th day of June, 2025.



Notary Public

Mark L. McGuire

Typed or Printed Name of Notary Public

My Commission Expires:
12/09/2027

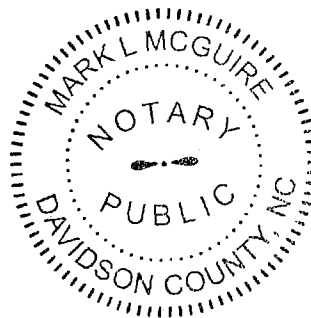


EXHIBIT "A"

BEING Lot No. 80 of Slater Park, Section 2, as shown on map recorded in Plat Book 17 at Page 132 in the Office of the Register of Deeds of Forsyth County, North Carolina.