

2025021909 00158

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$550.00

PRESENTED & RECORDED
 06/26/2025 03:21:25 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3871
PG: 253 - 256

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$550.00

Parcel Identifier No. 6836-95-7406.000

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: LOTS 73 & 74, ALEXANDER HEIGHTS, PB 1, PG 36

THIS DEED made the 26th day of June, 2025, by and between

GRANTOR	GRANTEE
<p>Yulma Moctezuma Guzman (unmarried)</p> <p>Grantor Address: 303 Ternwing Drive Arnold, MD 21012</p>	<p>Jose Antonio Diaz Tovar (unmarried)</p> <p>Property Address: 1924 East Twenty-Fifth 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 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 3801, Page 256, Forsyth County Registry.

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)

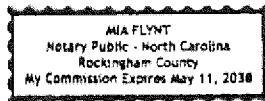
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Yulma M. Guzman (SEAL)
Yulma Moctezuma Guzman

STATE OF NC
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Yulma Moctezuma Guzman 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 26 day of June, 2025.



Mia Flynt
Mia Flynt Notary Public
My commission expires: 5/11/30

Exhibit "A"

**Property of Jose Antonio Diaz Tovar (unmarried)
1924 East Twenty-Fifth Street**

ALL THAT CERTAIN LOT OR PARCEL OF LAND LYING AND BEING IN THE COUNTY OF FORSYTH, STATE OF NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING LOTS ON THE CORNER OF 25TH STREET AND ANSONIA STREET, AND BEING KNOWN AND DESIGNATED AT LOTS NOS. 73 AND 74, AS SHOWN ON THE MAP OF ALEXANDER HEIGHTS, AS RECORDED IN PLAT BOOK 1, PAGE 36, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA TO WHICH MAP REFERENCE IS HEREBY MADE FOR A MORE DEFINITE AND PARTICULAR DESCRIPTION.

The subject property is the same as that property described in Deed Book 3801, Page 256, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6836-95-7406.000 on the Forsyth County Tax Maps.