

**2025023483 00038**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$100.00**PRESENTED & RECORDED  
07/09/2025 10:39:35 AM**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: ANGELA BOOE, DPTY**BK: RE 3873**  
**PG: 967 - 970****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$100.00

Parcel Identifier No. 6836-75-9451.000

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: Lot 34, Alexander Heights, PB 1, Pg 36

THIS DEED made the 8 day of July, 2025, by and between

GRANTOR	GRANTEE
<b>Celina Roman Colon (unmarried)</b>	<b>GGF Properties, LLC</b> <i>a North Carolina Limited Liability Company</i>
Grantor Address: 2122 East 14th Street Winston-Salem, NC 27105	Property Address: 1526 25th Street Winston-Salem, NC 27105

*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 3364, Page 3887, 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)*

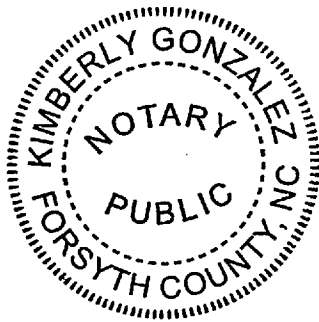
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Celina Roman C (SEAL)  
Celina Roman Colon

STATE OF NC  
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Celina Roman Colon 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 8 day of July, 2025.



Kimberly Gonzalez  
Kimberly Gonzalez Notary Public  
My commission expires: May 16, 2029

**Exhibit "A"**  
**Property of GGF Properties, LLC**  
*a North Carolina Limited Liability Company*  
**1526 25th Street**

All of Lot 34 of Alexander Heights as recorded in Plat Book 1 Page 36 in the Office of the Register of Deeds of Forsyth County, and being the property located at 1526 East Twenty Fifth Street, Winston-Salem, North Carolina.

The subject property is the same as that property described in Deed Book 3364, Page 3887, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6836-75-9451.000 on the Forsyth County Tax Maps.