

**2025032858 00048**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$1.00**PRESENTED & RECORDED  
09/17/2025 10:23:33 AM**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: TIMOTHY R WILLIAMS, ASST

**BK: RE 3885****PG: 1274 - 1276****NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: \$ 1

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No.

Mail after recording to: Grantee

This instrument prepared by: Kenneth S. Lucas, Jr, a licensed North Carolina attorney. Delinquent taxes if any, to be paid by closing attorney to county tax collector upon disbursement of closing proceeds.

THIS DEED made this 16 day of May 2024 by and between**GRANTOR**Azarel Aguilar (unmarried)  
2917 NW Greenway Ave  
Winston Salem, NC 27105**GRANTEE**Garcia Motors LLC  
Mailing Address:  
6255 Towncenter Drive Suite 616  
Clemmons, NC 27012Property Address:  
2032 Waughtown St.  
Winston Salem, NC 27107

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 and more particularly described as follows:

See attached Exhibit A

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3271, Page 2685, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book \_\_\_, Page \_\_\_, and referenced within this instrument.

The above described property ☐ does ☐ does not include the primary residence of the 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: Covenants & Restrictions of Record.

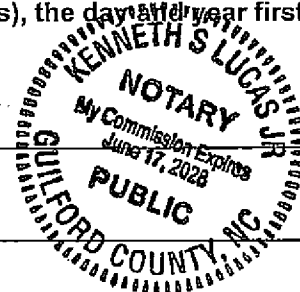
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

\_\_\_\_\_  
(ENTITY NAME)

  
Azarel Aguilar

By: \_\_\_\_\_  
Title: \_\_\_\_\_

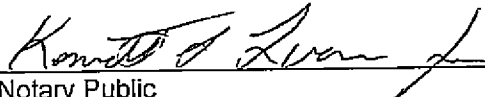
\_\_\_\_\_  
(SEAL)



State of NORTH CAROLINA; County of Guilford

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Azarel Aguilar. Witness my hand and official stamp or seal, this the 16th day of May 2024.

My Commission Expires: 6/17/28

  
Notary Public

Print Notary Name: Kenneth S. Lucas Jr.

SEAL

**– 2032 Waughtown Street, Winston-Salem, NC Parcel ID# 6844-67-2016 (Forsyth County)**

BEGINNING at an iron stake in the southern right-of-way line of Waughtown Street, the northwest corner of Lot Number 7 as shown on the Map of Property belonging to M. D. Smith Estate, recorded in Plat book 2, page 35A in the Forsyth County Registry, thence from said point of beginning and with the common line of Lots Number 6 & 7, Southwardly 145.6 feet to an iron stake, the southwest corner of Lot Number 7, thence westwardly with the southern lines of Lots Number 6 and 5, 34 feet more or less to a point, thence northwardly on a new line 34 feet from and parallel with the common line of Lot number 6 and 7, 145.6 feet to the southern right-of-way line of Waughtown Street, thence with said right-of-way line eastwardly 34 feet more or less to the point and place of BEGINNING. Being a strip of land 34 feet in width, adjacent to the western line of Lot Number 7 and all being all of Lot Number 6 and part of Lot number 5 as shown on the plat of the M. D. Smith Estate recorded in Plat book 2, Page 35A in the Office of the Register of Deeds of Forsyth County, North Carolina.

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