

2025037744 00073

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$440.00

PRESENTED & RECORDED

10/23/2025 11:47:26 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3891**PG: 2988 - 2991****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: **\$440.00**Tax Parcel Identification Number: **6837-68-2992.000**

This instrument was prepared by: Malia M. Williams, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Return to: Craige Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103

Property address: 1025 Motor Road, Winston-Salem, NC 27105

Mail Tax Bill to: 1025 Motor Road, Winston-Salem, NC 27105

Brief description for the Index: Lots 160 and 161 Motorville Development

THIS DEED made this 2nd day of October, 2025

GRANTOR

John Southard, Inc.
 a North Carolina corporation

448 Lawndale Drive
 Winston-Salem, NC 27104

GRANTEE

Miguel Angel Rivas Taveras and spouse,
Briseida Ramirez Bernal

1025 Motor Road
 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 the County of **Forsyth**, State of North Carolina and more particularly described as follows (the "Property"):

SEE EXHIBIT "A" attached hereto and incorporated herein by reference.

For back title reference, see the deed recorded in Book 3861 Page 3235, Forsyth County Registry.

**THE PROPERTY CONVEYED HEREIN DOES NOT INCLUDE THE GRANTOR'S PRIMARY
RESIDENCE**

TO HAVE AND TO HOLD the Property 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 Property 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:

- (1) Subject to easements and restrictions of record;
- (2) Ad valorem real property taxes for 2025 and subsequent years; and
- (3) All matters shown on that Plat recorded in Plat Book 12, Page 114, Forsyth County Registry.

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

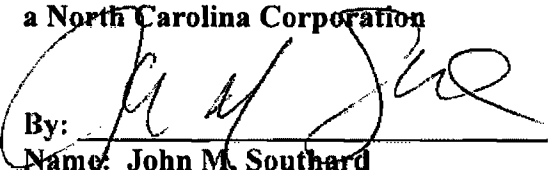
[SIGNATURE PAGE FOLLOWS]

[REMAINDER OF PAGE INTENTIONALLY BLANK]

[SIGNATURE PAGE]

GRANTOR:

JOHN SOUTHARD, INC.
a North Carolina Corporation

By:  (SEAL)
Name: John M. Southard
Title: President

STATE OF NORTH CAROLINA

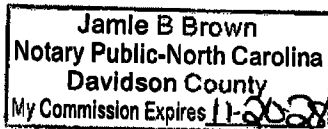
COUNTY OF FORSYTH

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated:

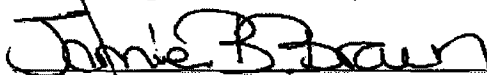
John M. Southard
President of John Southard, Inc.,
a North Carolina corporation

This 22nd day of October, 2025.

(Official Seal)




Official Signature of Notary


Notary's printed or typed name, Notary Public

My commission expires: 11-2028

EXHIBIT "A"

LYING AND BEING on the north side of Motor Road and **BEGINNING** at a stake 209.5 feet east of Carrie Avenue, the southeast corner of Lot No. 162; thence northwardly, along the east line of Lot No. 162, 299.00 feet to a stake, the southwest corner of Lot No. 136; thence eastwardly along the south lines of Lots 136 and 137, 100.00 feet to a stake, the northwest corner of Lot 159; thence southwardly along the west line of Lot No. 159, 300.00 feet to a stake in the north line of Motor Road; thence westwardly 100.00 feet **TO THE STAKE AND PLACE OF BEGINNING**, said property being known and designated as Lot Nos. 160 and 161, as shown on the Map of a portion of Motorville Development, as recorded in the Register of Deeds Office, Forsyth County, North Carolina, in Plat Book 12, Page 114.

FOR BACK REFERENCE, SEE DEED RECORDED IN BOOK 3861 PAGE 3235, FORSYTH COUNTY REGISTRY.

PROPERTY ADDRESS: *1025 MOTOR ROAD, WINSTON-SALEM, NC 27105*

PARCEL ID: *6837-68-2992.000*

TE/MMW CJLW: 24237.00