



2021066970 00120

FORSYTH CO, NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$140.00**

PRESENTED & RECORDED:  
 12-08-2021 12:45:31 PM

LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY: ANGELA BOOE, DPTY

**BK: RE 3661**  
**PG: 1648-1651**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$140.00

Parcel Identifier No.: 6819-23-5321.000

Mail after recording to: Carlos Armando Lemus Alvarenga, D/B/A Lemus Properties, 4524 Lasley Drive, Winston-Salem, NC 27105

This instrument was prepared by: Graystar Legal, 224 Cherry Street South, Suite C, Winston-Salem, NC 27101

Brief Description from the Index:

THIS DEED made this 8th day of December, 2021, by and between

### GRANTOR

Kimberly Osborne, an unmarried woman

5621 Plantation Drive  
 Winston-Salem, NC 27105

### GRANTEE

Carlos Armando Lemus Alvarenga, D/B/A Lemus Properties, a married man

Mailing Address: 4524 Lasley Drive  
 Winston-Salem, NC 27105

Property Address: 5721 Vickie Drive  
 Winston Salem, NC 27106

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 , City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

**See Exhibit "A" Attached Hereto and Made a Part Hereof**

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 , Page , Forsyth County Registry.

Original to: Tammy Norton

A map showing the above described property is recorded in Plat Book 18, Page 143, and referenced within this instrument.

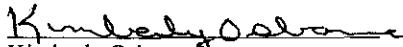
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date, but prior to the date that the proposed insured acquires record title, for value, of the estate or interest or mortgage thereon covered by this Commitment.
2. Rights or claims of parties in possession not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
4. Easements, or claims of easements, not shown by the Public Records.
5. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown in the Public Records.
6. Taxes or special assessments which are not shown as existing liens by the public records.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

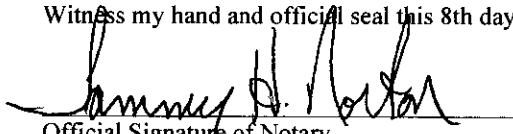
  
Kimberly Osborne

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STATE OF NORTH CAROLINA  
COUNTY OF FORSYTH

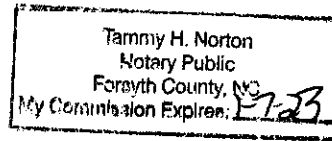
I, Tammy H. Norton, Notary Public, do hereby certify that Kimberly Osborne personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 8th day of December, 2021.

  
Official Signature of Notary

Tammy H. Norton  
Printed or typed name of Notary

My Commission Expires: 1-7-2023



**Exhibit "A"**

Being known and designated as Lot 36 as shown on the Map of SWINK'S ACRES, INC., Section 1, which is recorded in Plat Book 18 at page 143 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map further reference is hereby made for a more particular description.

Said property was acquired by the Grantor through the Estate of Maxine Canfield (07E465 - Forsyth County)

Tax Parcel Number: 6819-23-5321.000

Property Address: 5721 Vickie Drive, Winston-Salem, NC 27106