

**2015013767 00170**

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$100.00

PRESENTED & RECORDED:
04-22-2015 04:46:55 PM

C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: S L POINDEXTER
 DPTY

BK: RE 3226
PG: 3948-3949

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 100.00

Parcel Identifier No.: 6835-99-2604.00 (Block 0449, Lot 393)
 Return after recording to: Kangur & Porter, LLP (Box 76)
 Mail tax bills to Grantee: 903 Rich Ave., Winston-Salem, NC 27101
 This instrument was prepared by: T. Thomas Kangur, Jr.
 Brief description for the Index: Lot 393, North Cameron Park Addition

THIS DEED made this 8th day of April, 2015, by and between,

GRANTOR	GRANTEE
LOKAS INVESTMENTS LLC A North Carolina limited liability company Mailing Address: 3530 Meadow Glen Ct., Clemmons, NC 27012	DENISSE LILIANA PINARGOTE SANCHEZ Mailing Address: 903 Rich Ave., Winston-Salem, NC 27101

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

Frontage on Rich Avenue of 50 feet and of that same width extending back eastwardly between parallel line 110 feet. Being known and designated as Lot No. 393 as shown by and upon a map of North Cameron Park Addition, made by G.F. Hinshaw, C.E. in January, 1938 and of record in the Register of Deeds Office of Forsyth County, N.C. in Plat Book No. 8, Page 217, 8 sheets.

Property Address: 903 Rich Ave., Winston-Salem, NC 27101

As attested by their signature(s) hereto, the Grantor(s) certify that the property conveyed hereby does ☐ , does not ☒ include the primary residence of the Grantor(s).

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3152, Page 1995, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 8, Page 217 (8 sheets).

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 all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

Lokas Investments, LLC

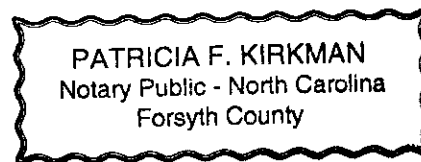
By: *Chozalokas* (SEAL)
 , Member/Manager

State of North Carolina)
)
 Forsyth County)

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: *Chozalokas*, **Member/Manager of Lokas Investments LLC**, a North Carolina limited liability company, and that by authority duly given and as the act of the entity, he executed the foregoing instrument in its name and on its behalf as its act and deed.

Date: *4-15-15*

Patricia F. Kirkman
 Notary Public
Patricia F. Kirkman
 printed or typed name of Notary Public



My Commission Expires: *4-29-19*