

2021006409 00007
 FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$38.00
 PRESENTED & RECORDED
 02/09/2021 08:12:01 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE
 DPTY
BK: RE 3585
PG: 2481 - 2482

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 38.00

Parcel Identifier No. 6834-87-3294 Verified by _____ County on the ____ day of _____, 20__
 By: _____

Mail/Box to: Grantee

This instrument was prepared by: Nelson Law Firm, PLLC, 110 John Wesley Way, Greensboro, NC, 27401

Brief description for the Index: _____

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

GRANTOR	GRANTEE
Palm Avenue Hialeah, LLC 1900 Sunset Harbor Drive 2nd Floor Annex MIAMI BEACH, FL 33139-1400	Preston Brendle 2025 Dacian St Winston Salem, NC 27107 Mailing Address: 557 Lyons Dr. Clemmons, NC 27012

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of Winston Salem, Winston Salem Township, Forsyth County, North Carolina and more particularly described as follows:

Being Located on Dacian Street, also known as Urban Street, and being known and designated as lot No. 129, as shown on the Map of the Reynolds Place, as recorded in Plat Book 1, Page 48, in the Office of the Register of Deeds for Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

2025 Dacian St, Winston Salem, NC 27107

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3270 page 571.
 All or a portion of the property herein conveyed includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 1 page 48 .

submitted electronically by "Nelson Law Firm, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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:

ad valorem taxes for the current year; utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the property.

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

Palm Avenue Hialeah, LLC (SEAL)
 (Entity Name) Print/Type Name: _____
 By: [Signature] _____
 Print/Type Name & Title: DAVID GORDON (SEAL)
managing member Print/Type Name: _____
 By: _____ (SEAL)
 Print/Type Name & Title: _____ Print/Type Name: _____
 By: _____ (SEAL)
 Print/Type Name & Title: _____ Print/Type Name: _____

State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____ Notary Public
 (Affix Seal) Notary's Printed or Typed Name

State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____ Notary Public
 (Affix Seal) Notary's Printed or Typed Name

State of Florida - County or City of Miami Dade
 I, the undersigned Notary Public of the County or City of Miami Dade and State aforesaid, certify that David Gordon personally came before me this day and acknowledged that he is the manager of Palm Avenue Hialeah, LLC, a North Carolina or FL corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 8th day of February, 2021.

My Commission Expires: _____ Notary Public
 (Affix Seal) Paul Virgilio Ramos Notary's Printed or Typed Name

