

**2021010500 00004**  
 FORSYTH CO. NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXTX  
**\$121.00**  
 PRESENTED & RECORDED  
 03/03/2021 08:12:55 AM  
 LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY: OLIVIA DOYLE  
 ASST  
**BK: RE 3591**  
**PG: 32 - 34**

## NORTH CAROLINA GENERAL WARRANTY DEED

**Excise Tax:** \$121.00

**Tax Parcel Number:** 6847-49-4334.000

**This instrument was prepared by:** Julian P. Robb, 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. Deed preparation only – no title opinion rendered.

**Return to:** Grantee

**Mail Tax Bill to:** 4815 Davis Road, Winston-Salem, NC 27105

**Brief description for the Index:** Lot 4, Sidney Pendry

THIS DEED made this 28 day of February, 2021 by and between:

<b>GRANTOR</b>	<b>GRANTEE</b>
RAL PROPERTIES, LLC, a North Carolina limited liability company  111 Berkeley Place Court Winston-Salem, NC 27106	CARLOS DAZA LIBORIO and VICTORIA MEDEL COLON  4815 Davis 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:

See Exhibit "A" attached hereto and incorporated herein by reference.

The above referenced legal description \_\_\_\_\_ does X does not include the primary residence of the grantor.

For back title reference, see the deed recorded in Book 2642, Page 2989, Forsyth County Registry.

**THIS IS \_\_\_\_\_ OR IS NOT X THE GRANTOR'S PRIMARY RESIDENCE**

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 valid and enforceable easements and restrictions of record, if any; and 2021 property taxes.

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

RAL PROPERTIES, LLC, a North Carolina Limited Liability Company

By: [Signature] (SEAL)  
R. Aubrey Linville III, Manager

STATE OF North Carolina

COUNTY OF Forsyth

I, Margaret Horvat, a Notary Public of the County of Forsyth and State of North Carolina, certify that R. Aubrey Linville III, either being personally known to me or proven by satisfactory evidence (said evidence being known to me), who is the Manager of RAL PROPERTIES, LLC, a North Carolina Limited Liability Company, personally appeared before me this day and acknowledged that he is Manager of RAL PROPERTIES, LLC and that as Manager being duly authorized to do so, voluntarily executed the foregoing instrument on behalf of said company for the purposes stated therein.

WITNESS my hand and notarial seal, this 2<sup>nd</sup> day of March, 2021.

Margaret Horvat  
Notary Public  
Name: Margaret Horvat  
My Commission Expires: Jan. 21, 2024



EXHIBIT "A"  
PROPERTY DESCRIPTION

Being known and designated as Lot 4, as shown on the Map of Sidney Pendry, which map is recorded in Plat Book 7, Page 132, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.