



2021016158 00049

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$390.00

PRESENTED & RECORDED:
03-31-2021 10:23:43 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA M THOMPSON, DPTY

BK: RE 3598
PG: 608-608

Excise Tax: Three Hundred Ninety and 00/100 (\$390.00) Dollars.

Drafted by: Steven D. Smith, 500 OLIVE STREET, WINSTON-SALEM, NC 27103

No Title Search Performed or Requested

Tax Block : 2222 Lot : 6847145645000 Parcel Identifier No: 6847-14-5645

Property Address:

Mail after recording to: Grantee, 4227 Rosa Street, Winston-Salem, NC 27105

Mail future tax bills to: Grantee, 4227 Rosa Street, Winston-Salem, NC 27105

BRIEF DESCRIPTION: 4227 Rosa Street, Winston-Salem, NC 27105

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this day of MARCH, 2021, by and between

GRANTOR	GRANTEE
<p>MIGUEL'S HOMES RENOVATIONS, LLC 2720 Carlyle Street, Winston-Salem, NC 27107</p>	<p>JOSUE ROMAN PASTRANA 4227 Rosa Street Winston-Salem, NC 27105</p>

The designated 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, in consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does hereby grant, bargain, sell and convey unto the Grantee in fee simple interest in all that certain lot or parcel of land situated in township of Winston-Salem, FORSYTH County, North Carolina, more particularly described as follows:

BEING KNOWN AND DESIGNATED AS LOT NUMBERS 5 AND 6 AS SHOWN ON THE MAP OF WHITFIELD PROPRTY, SECTION 2, RECORDED IN PLAT BOOK 6, PAGE 55, IN THE OFFICE OF THE REGISTER OF DEEDS IN FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

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.

MIGUEL'S HOMES RENOVATIONS, LLC

By: MAG, member manager (seal)
MIGUEL ANGEL GOMEZ
MEMBER/MANAGER

STATE OF NORTH CAROLINA - Forsyth County
I, Brian Wooten a Notary Public of
Forsyth County, NC, do hereby certify that **Miguel Angel Gomez**, in all his capacity as member/manager of and in behalf of the limited liability corporation, **Miguel's Homes Renovations, LLC**, a North Carolina limited liability corporation, personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 31 day of March, 2021.

My commission expires 9/28/2025
Brian Wooten
Notary Public

Original to: Brian Wooten

BRIAN WOOTEN
Notary Public, North Carolina
Forsyth County
My Commission Expires
September 28, 2025