

2021024905 00253FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$70.00PRESENTED & RECORDED
05/11/2021 04:35:50 PMLYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE
DPTY**BK: RE 3608****PG: 4255 - 4257****NORTH CAROLINA
GENERAL WARRANTY DEED****Excise Tax: \$70.00****Parcel Identifier No.: 6833-67-0090.000**

Brief description for index: Block 1390 Lot 102A Southdale Ave.

Mail deed/taxes after recording to Grantee: 303 OAKDALE ST., WINSTON SALEM, NC 27107This instrument was prepared by: **Patti D. Dobbins, Attorney at Law,***Delinquent taxes, if any are to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.*THIS DEED made this 11 day of May, 2021 by and between

GRANTOR: HIGH QUALITY DETAILS, LLC A North Carolina Limited Liability Company Address: PO BOX 539, WELCOME, NC 27374	GRANTEE: BIANEY HERNANDEZ CAMARILLO, unmarried and BERNARDINO PEREZ LEON, unmarried as Joint Tenants with Rights of Survivorship. Property Address: 3810 SOUTHDALE AVE., WINSTON SALEM, NC 27107
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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.

WITNESSTH, 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 FORSYTH County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3097, Page 4296, FORSYTH County Registry.

submitted electronically by "Patti D Dobbins, Attorney at Law, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

A map showing the above described property is recorded in Plat Book 3, Page 73, and referenced within this instrument.

Does the above described property include the primary residence? YES NO

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 has done nothing to impair such title as Grantor received, and 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:

Restrictive covenants, easements and rights of way of record, if any.
Ad valorem taxes for the current year.

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

HIGH QUALITY DETAILS, LLC

By:

Patrick Epting
PATRICK EPTING

Title:

MEMBER/MANAGER

SEAL-STAMP WENDY B. MILLER Notary Public Forsyth County, NC	STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u> I, <u>Wendy B. Miller</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u> , do hereby certify that PATRICK EPTING personally came before me this day and acknowledged that he/she is <u>MEMBER/MANAGER</u> of HIGH QUALITY DETAILS, LLC , and acknowledged, on behalf of HIGH QUALITY DETAILS, LLC , the grantor, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>11th</u> day of <u>May</u> , 2021. My Commission Expires: <u>10/8/2024</u> <u>Wendy B. Miller</u> Notary Public
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EXHIBIT "A"

LEGAL DESCRIPTION

BEGINNING at an iron in the western right-of-way line of Southdale Avenue, said iron being located South 04 degrees 17 minutes 00 seconds West 25.71 feet from an iron at the southeast corner of Lot 11 as shown on Map of Southdale as recorded in Plat Book 3 at Page 73 in the Office of the Register of Deeds of Forsyth County, North Carolina, said iron also being the northeast corner of Lot 12 as shown on the aforementioned plat; thence from said beginning point along the west right-of-way line of Southdale Avenue South 04 degrees 17 minutes 00 seconds West 84.64 feet to an iron at the northwest intersection of the right-of-way lines of Southdale Avenue and Tech Avenue; thence along the north line of Tech Avenue North 85 degrees 31 minutes 35 seconds West 107.44 feet to an iron; thence on a new line North 04 degrees 17 minutes 00 seconds East 84.64 feet to an iron; thence continuing on a new line South 85 degrees 31 minutes 35 seconds East 107.44 feet to the point and place of **BEGINNING**, containing 0.20875 acres, more or less, all according to survey of Thomas A. Riccio dated March 10, 2003 and being a portion of Lots 12, 13 and 14 as shown on Map of Southdale as recorded in Plat Book 3 at Page 73 in the Office of the Register of Deeds of Forsyth County, north Carolina and being the identical property described in deed recorded in Book 2332 at Page 1432, Forsyth County Registry.

PROPERTY ADDRESS: 3810 SOUTHDAL AVE., WINSTON SALEM, NC 27107

PARCEL ID #: 6833-67-0090.000