

2021037260 00142FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$80.00**

PRESENTED & RECORDED

07/13/2021 01:15:45 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3624**PG: 3730 - 3733****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$80.00

Parcel Identifier No. 6834-86-7928.00

Verified by _____ County on the ____ day of _____, 20__

By:

Mail to: Coltrane Grubbs Orenstein, PLLC, 109 East Mountain Street – Suite D, Kernersville, NC 27284

This instrument prepared by: Joseph D. Orenstein, a licensed North Carolina attorney, for Coltrane Grubbs Orenstein, PLLC.

Delinquent Taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief Description for the Index: Lot 27 and 28, A.E. Holton Place, PB 2 PG 9A

THIS DEED made the 7th day of July, 2021, by and between

GRANTOR	GRANTEE
<p>North Carolina Remodel Masters, Inc. <i>a North Carolina corporation</i></p> <p>Grantor Address: 620-D Guilford College Road Greensboro, NC 27409</p>	<p>Martiniano Alvarez and wife, Roxana Leon</p> <p>Property Address: 2041 Bloomfield Drive Winston-Salem, NC 27107</p>

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 Forsyth County, North Carolina and more particularly described as follows:

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

The property herein described [] is or [] is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 3617, Page 3196, Forsyth County Registry.

submitted electronically by "Coltrane Grubbs Orenstein, 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:

Subject to easements, rights of way, and other restrictions of record.

(signatures to follow)

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

North Carolina Remodel Masters, Inc. a North Carolina Corporation

By: *Chris Collins* (SEAL)
Chris Collins, President

STATE OF North Carolina
COUNTY OF Guilford

I, Lesha Parks Herbin, a Notary Public, certify that Chris Collins personally came before me this day and acknowledged that he/she is President of North Carolina Remodel Masters, Inc., a Corporation, and that he/she, as President, being authorized to do so, executed the foregoing on behalf of the Corporation.

Witness my hand and official seal this 7 day of July, 2021.

Lesha Parks Herbin
Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 2/7/2022

**Lesha Parks Herbin
Notary Public
Guilford County, NC**

Exhibit "A"

**Property of Martiniano Alvarez and wife, Roxana Leon
2041 Bloomfield Drive**

Being known and designated as Lot Numbers 27 and 28 as shown on the Map of A.E. Holton Place, as recorded in Plat Book 2, Page 9A in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The subject property is the same as that property described in Deed Book 3617, Page 3196, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6834-86-7928.00 on the Forsyth County Tax Maps.