

2021066169 00195

FORSYTH CO. NC FEE \$26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
12/03/2021 02:20:43 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA M THOMPSON
DPTY

BK: RE 3660

PG: 1859 - 1862

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: 0.00

Parcel Identifier No. 6804-64-9664.000, 6844-18-4409.000, 6844-32-9897.000, 6814-60-6048.000, 6805-75-6174.000, AND
6804-31-6869.000

VERIFIED BY Forsyth COUNTY ON THE 30th DAY OF NOVEMBER 2021

THIS INSTRUMENT WAS PREPARED BY: Grantee

RETURN TO: Grantee

BRIEF DESCRIPTION FOR THE INDEX: 6 parcels

THIS DEED made this 30th day of November 2021 by and between

GRANTOR	GRANTEE
<p>Nutsch Buendia Enterprises LLC</p> <p>Mailing Address: 23871 Madison St Torrance, CA 90505</p>	<p>Nutsch Enterprises LLC</p> <p>Property Address: Mailing address: See exhibit A 3997 Doyle Rd Zebulon NC 27597</p>

WITNESSETH: That said Grantor has remained and released and by these presents do remise, release, convey and forever convey unto Grantee, their heirs, and/or successors and assigns, all right, title, claim and interest of the Grantor in and to a certain lot(s) or parcel of land situated in the Forsyth County, State of North Carolina, and more particularly described as follows:

See Exhibit A

All or a portion of the property herein conveyed includes or x does not include the primary residence of a Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3445, Page 1454.

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.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal the day and year first above written.

Nutsch Buendia Enterprises LLC
(SEAL)
A North Carolina Limited Liability Company

By:  (signature here)
Name: Chad Nutsch
Title: Member/Manager

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I certify that the following persons personally appeared before me this day, showing satisfactory evidence of identity, and acknowledged the due execution and authority to execute the foregoing instrument on behalf of **Nutsch Buendia Enterprises LLC**, A North Carolina Limited Liability Company as its Member/Manager: _____

Date: _____

My Commission Expires: _____

Signature of Notary: SEE ATTACHED CERTIFICATE

EXHIBIT A

TRACT 1: 2881 HONDO DR., WINSTON SALEM, NC 27103- TAX PARCEL #6804-64-9664.000

Being known and designated as Lot No. 61 as shown on the map of Brook Hollow Section 4, which is recorded in Plat Book 24 at page 140 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.

TRACT 2: 1600 LONGVIEW DR., WINSTON SALEM, NC 27107—TAX PARCEL #6844-18-4409.000

Being known and designated as Lots No. 425 and 426 as shown on the Map of LONGVIEW DEVELOPMENT #2, which is recorded in Plat Book 1 at Page 39A in the Office of the Register of Deeds of Forsyth County, North Carolina to which map further reference is hereby made for a more particular description.

TRACT 3: 2610 MARBLE ST., WINSTON SALEM, NC 27107-TAX PARCEL #6844-32-9897.000

Being known and designated as Lot No. 8 as shown on the Map of Lewis Long Property, which is described in Plat Book 3 at page 79A in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

TRACT 4: 2860 LANSDOWNE DR., WINSTON SALEM, NC 27103-TAX PARCEL #6814-60-6048.000

Being known and designated as Lot Number 19 as shown on the Map of Mountainbrook, Section 5 as recorded in Plat Book 23, page 123 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

TRACT 5: 115 AFTONSHIRE CT., WINSTON SALEM, NC 27104- TAX PARCEL #6805-75-6174.000

Being known and designated as Lot 16 as shown on the Map of Sherwood Forest, Section 8-M, as recorded in Plat Book 25, at page 80, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.

TRACT 6: 1170 EDENWOOD DR., WINSTON SALEM, NC 27103- TAX PARCEL #6804-31-6869.000

Being known and designated as Lot No. 118 as shown on the Map of Salem Woods, Section 2, recorded in Plat Book 25 at page 88 in the Office of the Register of Deeds of Forsyth County, North Carolina.

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of LOS ANGELES

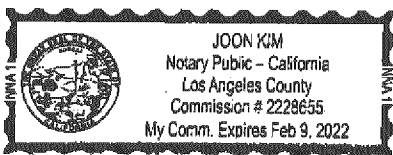
On DECEMBER 2, 2021 before me, JOON KIM Notary Public
Date Here Insert Name and Title of the Officer

personally appeared CHAD NUTSCH
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature [Handwritten Signature]
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: NORTH CAROLINA NON-WARRANTY DEED

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____