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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 20, 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		
Nutsch Buendia Enterprises LLC	Nutsch Enterprises	Nutsch Enterprises LLC	
Mailing Address: 23871 Madison St Torrance, CA 90505	Property Address: See exhibit A	Mailing address: 3997 Doyle Rd Zebulon NC 27597	

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 $\underline{}$ includes or $\underline{}$ does not include the primary residence of a Grantor.

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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 her		
Name: Chad Nutsch		
Title: Member/Manager		

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

and acknowledged the due e	rsons personally appeared before me this day, showing satisfactory evidence of ide eccution and authority to execute the foregoing instrument on behalf of Nutsch Bud	
Enterprises LLC, A North	Carolina Limited Liability Company as its Member/Manager:	Koasalsalsalsalsa
Date:	My Commission Expires:	

Signature of Notary: SEE ATTEMED CEPTIFICATE

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 3 1185	
A notary public or other officer completing this certificate to which this certificate is attached, and not the truthfulr	verifies only the identity of the individual who signed the document less, accuracy, or validity of that document.	
State of California]	
County of LOS : AUSFLES	J	
On DECEMBER 2, 7021 before me,	JOON KIM WOTAPH PABLIC	
Date ·	Here Insert Name and Title of the Officer	
personally appeared CHAD NUTSCH	Name (A) of Cinna (A)	
	Name(s) of Signer(s)	
to the within instrument and acknowledged to me	lence to be the person(s) whose name(s) is/are subscribed that he/she/they executed the same in his/her/their ignature(s) on the instrument the person(s), or the entity d the instrument.	
JOON XIM Notary Public – California Los Angeles County Commission # 2228655	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.	
My Comm. Expires Feb 9, 2022 Place Notary Seal and/or Stamp Above	Signature	
	PTIONAL	
	an deter alteration of the document or his form to an unintended document.	
Description of Attached Document		
Title or Type of Document: North Caraoli	NA NON-WARRANTS 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):	🗆 Corporate Officer – Title(s):	
☐ Partner ─ ☐ Limited ☐ General ☐ Individual ☐ Attorney in Fact	☐ Partner — ☐ Limited ☐ General☐ Individual☐ Attorney in Fact☐	
☐ Trustee ☐ Guardian or Conservat	or ☐ Trustee ☐ Guardian or Conservator ☐ Other:	
Signer is Representing:	Signer is Representing:	