

2022009690 00124

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$600.00

PRESENTED & RECORDED
02/28/2022 12:28:13 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B POLLOCK
DPTY

BK: RE 3678
PG: 2713 - 2715

THIS INSTRUMENT WAS PREPARED BY: MARK E. RANDOLPH

Tax Stamps \$600.00

NORTH CAROLINA)
)
FORSYTH COUNTY)

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 28th day of February, 2022 by and between Rogelio Torres Patino and wife, Estela Cuevas Sandoval and Yvette Cuevas Torres (unmarried), 4845 Tobaccoville Road, Tobaccoville, NC 27050, GRANTOR; and Frank Myers Investments, LLC, a North Carolina Limited Liability Company, P. O. Box 4033, Winston-Salem, NC 27115-4033, GRANTEE.

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 of their interest in 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.

Property Address: 4600 N. Patterson Avenue, Winston-Salem, NC 27105

Tax Parcel 6828-47-4092.000

The property conveyed herein does include the primary residence of the Grantor.

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. Title to the property hereinabove described is subject to the following exceptions: Easements, restrictions, rights of way and declarations of record, if any, and ad valorem taxes here after becoming due and payable.

Submitted electronically by "Mark E. Randolph, Attorney At Law"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

EXHIBIT "A"

BEGINNING at an iron located in the western right-of-way line of North Patterson Avenue, said iron being the southeast corner of the property of Reynolds Carolina Federal Credit Union (now known as Allegacy Federal Credit Union) as more particularly described in Book 2118 at Page 4410 Forsyth County Registry (Tax Pin #6828-47-3118); thence from said BEGINNING point with the southern property line of Allegacy, South 53° 42' 58" West 103.38 feet to an iron; thence continuing with said south line South 84° 59' 17" West 198.59 feet to a point; thence on new line South 05° 08' 02" East 79.66 feet to an iron; thence North 84° 09' 47" East 27.01 feet to a point; thence South 17° 56' 33" East 46.53 feet to a point located in the northern property line of Huffman Rentals, Inc. (Tax Pin #6828-46-6759), said point being located in the center of Mill Creek, (the center of the creek being the property line); thence with the center of Mill Creek; the following five (5) courses and distances, namely North 78° 41' 39" East 67.98 feet; thence North 83° 22' 03" East 124.30 feet to a point; thence South 56° 59' 40" East 38.87 feet to a point; thence North 78° 15' 52" East 75.44 feet to a point; thence North 51° 33' 20" East 53.79 feet to a point located in the western right-of-way line of North Patterson Avenue; thence with said right-of-way line North 36° 18' 41" West 178.81 feet to an iron, the point and place of BEGINNING, containing 1.031 acres, all according to a survey by SGROI Land Surveying, PLLC dated December 22, 2016, and is the eastern portion of that property conveyed to Buttonwood Family, LLC in Book 3250 at Page 241 Forsyth County Registry.

There is also conveyed herewith a Non-Exclusive Access Easement as recorded in Book 3334 at Page 334, which is incorporated herein by reference.