

**2022023689 00088**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$312.00**PRESENTED & RECORDED  
05/17/2022 01:12:17 PM**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: ANGELA BOOE, DPTY**BK: RE 3695**  
**PG: 2716 - 2718****NORTH CAROLINA GENERAL WARRANTY DEED****Excise Tax: \$312.00****Tax Parcel Identification Number: 6837-76-4876.000**

**This instrument was prepared by:** Philip E. Searcy, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

**Return to:** Craige Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103**Mail Tax Bill to:** 1111 Don Avenue, Winston Salem, NC 27105**Property Address:** 1111 Don Avenue, Winston Salem, NC 27105

Brief description for the Index: See Exhibit A

THIS DEED made this 27<sup>th</sup> day of April, 2022 by and between**GRANTOR****SOR PROPERTIES, LLC**  
**A North Carolina Limited Liability Company****1819 Angelo Street**  
**Winston Salem, NC 27104****GRANTEE****EDUARDO SOTO BALLADARES, single****1111 Don Avenue**  
**Winston Salem, NC 27105**

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 the County of **Forsyth**, State of North Carolina and more particularly described as follows:

Submitted electronically by "Craige Jenkins Liipfert & walker LLP"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

**FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.**

For back title reference, see the deed recorded in Book 2739 Page 822, Forsyth County Registry.

THIS IS \_\_\_\_\_ OR IS NOT  THE GRANTOR'S PRIMARY RESIDENCE

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 and restrictions of record, if any; and 2022 property taxes.

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

S.O.R. Properties, LLC, a North Carolina Limited Liability Company

By: Mark D. Muncos (SEAL)

Name: MARK D. MUNCOS, MANAGER

Title: Member/Manager

STATE OF NC

COUNTY OF Forsyth

I, Patricia D. Melton, a Notary Public of the County of Forsyth and State of NC, certify that MARK D. MUNCOS, either being personally known to me or proven by satisfactory evidence (said evidence being North Carolina Driver's License), who is the Member/Manager of S.O.R. Properties, LLC personally appeared before me this day and acknowledged that he/she is Member/Manager of S.O.R. Properties, LLC and that as Member/Manager being duly authorized to do so, voluntarily executed the foregoing instrument on behalf of said company for the purposes stated therein.

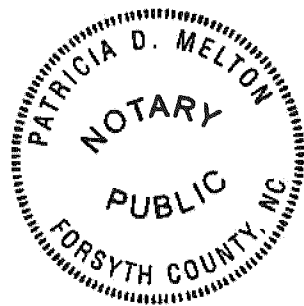
WITNESS my hand and notarial seal, this 27 day of April, 2022.

Patricia D. Melton

Notary Public

Name: Patricia D. Melton

My Commission Expires: January 5, 2024



**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**

BEGINNING at an iron stake on the North side of Don Ave. being the southwest corner of Lot 99 of the A.T. Cox Division #2; thence running with the North side of Don Ave., North 87 degrees 30 minutes West 75.02 feet to an iron stake lying 15 feet East of the Southeast corner of Lot 103; thence North 02 degrees 43 minutes 28 seconds East 167.34 feet to an iron stake lying 15 feet East of the northeast corner of Lot 103 in the South line of the A.T. Cox Development; thence with the South line of said A.T. Cox Development, South 87 degrees 26 minutes 01 seconds East 74.82 feet to an iron stake, being the northwest corner of Lot 99; thence with the West line of Lot 99 South 02 degrees 39 minutes 27 seconds West 167.26 feet to an iron stake, the place of BEGINNING, being lots 100, 101 and the East half of Lot 102, of the A.T. Cox Sub-Division #2, plat of which is recorded in Plat Book 12, Page 192 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which plat is hereby made for a more particular description.

A Map showing the above described property is recorded in Map Book 12, Page 192.