

2022028326 00178

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$170.00

PRESENTED & RECORDED
06/14/2022 03:52:30 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA M THOMPSON, DPTY
BK: RE 3701
PG: 779 - 781

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$170.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 6836-32-3795.000

Mail after recording to: GRANTEE: **312 16th Street, Winston-Salem, NC 27105**

This instrument was prepared by: CHANDLER & SCHIFFMAN, PA

THIS DEED made this 7th day of June, **2022** by and between

GRANTOR

Rocmoor Solutions, LLC

1655 Flatbush Avenue, B 1608, Brooklyn, NY 11210

GRANTEE

**Sandra E. Gonzalez (unmarried) and Joel Garduno (unmarried)
As Joint Tenants with Rights of Survivorship**

312 16th Street, 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 and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

Submitted electronically by "Chandler & Schiffman, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3380 Page 3900, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book _____, Page _____, and referenced within this instrument.

The above described property does does not 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:
ALL EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD, IF ANY, AND AD VALOREM TAXES FOR THE CURRENT YEAR.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

Rocmoor Solutions, LLC

By: [Signature]
Gary Morgan
Title: **Member/Manager**

STATE OF: North Carolina COUNTY OF: Guilford

I, the undersigned Notary Public of the County and State aforesaid, certify that **Gary Morgan** personally came before me this day and acknowledged that he is the **Member/Manager** of **Rocmoor Solutions, LLC** a **New York Limited Liability Company** and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and official stamp or seal, this the 9 day of **June, 2022**.

My Commission Expires: June 24, 2026

[Signature]
Notary Public

Print Notary Name: Christian M. Hairston

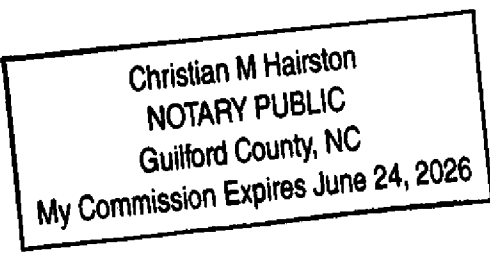


EXHIBIT A

Beginning at an axle at the intersection of the southern right-of-way line of Sixteenth Street with the western right-of-way line of a 16-foot alley; thence along the western right-of-way line of said alley South 02 degrees 26' 45" West 89.63 feet to an iron at the northeastern corner of the property of St. James A. M. E. church as described in deed recorded in Book 882 at Page 502, Forsyth County Registry; thence from said beginning point along north line of said Church property North 87 degrees 30' 00" West 50.00 feet to an iron at the southeast corner of property of Henry F. Craver, Jr. as described in deed recorded in Book 1301 at Page 895, Forsyth County Registry; thence along Craver's east line North 02 degrees 34' 00" East 90.00 feet to a rebar in the southern right-of-way line of Sixteenth Street; thence along the southern right-of-way line of Sixteenth Street South 87 degrees 04' 44" East 49.81 feet to the point and place of beginning and being identical property as described in deed recorded in Book 1583 at Page 1698, Forsyth County Registry, all according to survey of Larry L Callahan dated January 30, 1997.