

**2022038831 00099**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$310.00**

PRESENTED & RECORDED

08/19/2022 12:54:34 PM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

**BK: RE 3713**

**PG: 2130 - 2132**

**Excise Tax: \$310.00**

**Recording Information**

Drafted by: Tamara A. Fleming, a licensed North Carolina attorney.

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Mail to: Grantees 1514 N. Patterson Ave., Winston Salem, NC 27105

Property Address: 1514 N. Patterson Ave., Winston Salem, NC 27105

Tax Map: 6836-32-0755.000

## **WARRANTY DEED**

**THIS DEED** made this 15 day of August, 2022, by and between, **NOS Investment Properties LLC, a NC Limited Liability Company (Grantor Address: 3904 Hunt Chase Ct., Greensboro, NC 27407)** hereinafter referred to as the GRANTORS, to **Aviva Bender- Tualemoso (Grantee Address: 1514 N. Patterson Ave., Winston Salem, NC 27105)** ;hereinafter referred to as the GRANTEES;

### **WITNESSETH:**

**THE GRANTORS**, for valuable consideration paid by the GRANTEES, receipt of which is acknowledged, have and by these presents do convey unto the GRANTEES in fee simple all of land situated (the "property") in Winston Salem Township, Forsyth County, North Carolina, and more particularly described on attached **"Exhibit A."**

**TO HAVE AND TO HOLD** the property and all privileges and appurtenances thereto belonging to the GRANTEES in fee simple.

**THE GRANTORS COVENANT** with the GRANTEES, that the GRANTORS are seized of the property in fee simple, have the right to convey the property in fee simple, that title is marketable and free and clear of all encumbrances and that the GRANTORS will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

**Title to the property is subject to the following exceptions:**

Easements and restrictions of record.

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

The terms GRANTORS and GRANTEES as used herein include the masculine and the feminine, the singular and the plural, as the context requires, and the heirs, successors, and assigns of the parties hereto.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands and seals the day and year first above written.

**NOS Investment Properties LLC**

By: Cristel Leriana Castelo  
Cristel Leriana Castelo- Manager

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STATE OF NORTH CAROLINA

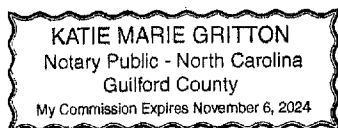
COUNTY OF Guilford

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated:

**Cristel Leriana Castelo- Manager of NOS Investment Properties LLC**

This 15 day of August, 2022.

(Official Seal)



Katie Marie Gritton  
Official Signature of Notary Public

Katie Marie Gritton  
Notary's printed or typed name, Notary Public

My commission expires: November 6, 2024

**Exhibit A**  
**Legal Description**

**BEGINNING AT AN IRON STAKE IN THE WEST SIDE OF PATTERSON AVENUE, SAID STAKE BEING 40 FEET SOUTH OF THE PROLONGATION OF THE SOUTH SIDE OF 16TH STREET ACROSS SAID PATTERSON AVENUE; THENCE NORTH 87° 30' WEST 211 FEET TO AN IRON STAKE; THENCE SOUTH 2 30' WEST 50 FEET TO AN IRON STAKE IN THE LINE OF THE CITY SCHOOL PROPERTY; THENCE WITH THE LINE OF CITY SCHOOL PROPERTY SOUTH 87 30' EAST 211 FEET TO AN IRON STAKE IN THE WEST SIDE OF PATTERSON AVENUE; THENCE WITH THE WEST SIDE OF PATTERSON AVENUE NORTH 2 30' EAST 50 FEET TO THE PLACE OF BEGINNING. FOR FURTHER REFERENCE SEE DEEDS IN BOOK 874, AT PAGE 587, AND BOOK 1979, PAGE 3074, OF THE FORSYTH COUNTY REGISTRY.**

**KNOWN AS TAX BLOCK 200, LOT 104; 1514 PATTERSON AVENUE, WINSTON-SALEM, NC**

**Commonly known as: 1514 N. Patterson Ave Winston Salem NC 27105**