

**2022039599 00057**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXTX  
**\$412.00**

PRESENTED & RECORDED  
 08/25/2022 11:30:36 AM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: ANGELA M THOMPSON, DPTY  
**BK: RE 3714**  
**PG: 1931 - 1933**

**NORTH CAROLINA**  
**GENERAL WARRANTY DEED**

Excise Tax: **\$412**

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. **6846-77-6836.00**

Mail after recording to: GRANTEE: 3467 PARRISH ROAD, WINSTON SALEM, NC 27105

Property Address: 3467 PARRISH ROAD, WINSTON-SALEM, NC 27105

This instrument was prepared by: CHANDLER &amp; SCHIFFMAN, PA WITH TITLE EXAMINATION

THIS DEED made August 24, 2022 BY AND BETWEEN

**GRANTOR****SIERRA83 PROPERTY GROUP, LLC (A NORTH CAROLINA LIMITED LIABILITY COMPANY)**

207 SHARON STREET, GIBSONVILLE, NC 27249

**GRANTEE****ERIK L. ARACENA MARTINEZ (UNMARRIED)**

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 or condominium unit situated in FORSYTH County, North Carolina and more particularly described as follows:

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3690 Pages 1304-06 FORSYTH COUNTY Registry.

**SEE EXHIBIT A**

The above 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

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.

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.

**Entity: SIERRA83 PROPERTY GROUP, LLC**

BY: 

Name: ROBERT SIERRA  
Title: MEMBER

**State:**

**County:**

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **ROBERT SIERRA**

Witness my hand and official stamp or seal, this the 25 day of August, 2022.

My Commission Expires: June 24, 2026

  
Notary Public

Print Notary Name: Christian M. Hairston

Christian M Hairston  
NOTARY PUBLIC  
Guilford County, NC  
My Commission Expires June 24, 2026

## **EXHIBIT A**

**Property 1:**

**BEGINNING** at an iron Stake in the east margin of the Parrish Road, Rufus Burgiss southwest corner and runs thence with the line of said Rufus Burgiss South 88 degrees 30 minutes East 281.5 feet to an iron stake W.R. Parrish's new corner. Thence on a new line with said W.R. Parrish, the two following courses and distances South 1 degree 28 minutes West 95.0 feet to an iron stake; North 88 degrees 30 minutes 281.5 feet to an iron stake in the east margin of the Parrish Road. Thence with east margin of said Parrish Road North 1 degree 28 minutes East 95.0 feet to the point of **BEGINNING**.

**This property is further known as Tax Block 3221, Lot 09B, and has a mailing address of 3467 Parrish Road, Winston-Salem, North Carolina 27105.**

**Parcel ID # No. 6846-77-6836**

**Being all or a portion of that property described in that deed recorded contemporaneously herewith in the Forsyth County Public Registry.**