



2022039865 00132
FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
08-26-2022 02:15:39 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3714
PG: 3674-3676

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Parcel Identifier No.: 6844-26-3357 (Block 1808, Lot 102)
Mail after recording to: 2003 Boulevard St Suite E, Greensboro NC 27407
Mail tax bills to Grantee: 2003 Boulevard St Suite E, Greensboro NC 27407
This instrument prepared by: Neta Homes LLC, Valente De Los Santos, Member/Manager
Brief description for the index:

THIS DEED made this the 26th day of August, in the year 2022, by and between

<p>Grantor:</p> <p>NETA HOMES LLC A NORTH CAROLINA LIMITED COMPANY</p> <p>MAILING ADDRESS: 125 Remount Rd Suite C-1 #315 Charlotte NC 28203</p>	<p>Grantee:</p> <p>ROCAPE INC A NORTH CAROLINA LIMITED COMPANY</p> <p>MAILING ADDRESS: 2003 Boulevard St Suite E Greensboro NC 27407</p>
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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, 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.

Grantor acquired the property hereinabove described by instrument recorded in Deed Book 3599 at page 3891-3893.

Original to: Valente Santos

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 stated. Title to the property hereinabove described is subject to the following exceptions:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date, but prior to the date that the proposed insured acquires record title, for value, of the estate or interest or mortgage thereon covered by this Commitment.
2. Rights or claims of parties in possession not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
4. Easements, or claims of easements, not shown by the Public Records.
5. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown in the Public Records.
6. Taxes or special assessments which are not shown as existing liens by the public records.

ANY AND ALL OF PUBLIC RECORD

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 officers by authority of its Board of Directors, the day and year first above written.

Nota Home LLC
Company

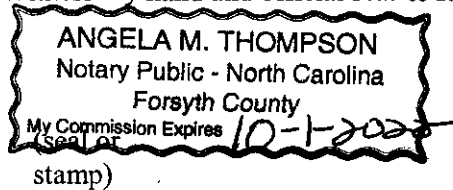
Valente De Los Santos
Print Name

Valente De Los Santos / member / manager
Sign/Title

STATE OF NORTH CAROLINA
COUNTY OF Forsyth

I, a Notary Public, of said State and County aforesaid, do hereby certify that Valente De Los Santos grantor(s), personally appeared before me this day who proved to me by satisfactory evidence to be the person who signed the foregoing document and acknowledged to me that she signed it voluntarily for tis stated purpose.

Witness my hand and official seal or stamp, this 26 day of August, in the year 2022.



Angela M. Thompson
Notary Public Official Signature

Angela M. Thompson
Notary Printed or Typed Name

My commission expires: October 1, 2022

See Exhibit "A"
LEGAL DESCRIPTION

Exhibit "A"

Tract 1: Lying and fronting on the South side of Soissons (now Bretton Street). Beginning at an iron stake, the intersection of said Soissons Street (now Bretton Street) and Argonne Boulevard, and running thence South along the West side of Argonne Boulevard 150 Ft. more or less to a point; thence Westwardly 54 1/1 Ft. to a stake; thence Northwardly 150 Ft. to a point in the South side of Soissons Street (now Bretton Street); thence East along the South side of Soissons Street (now Bretton Street) 53 ½ Ft. to the point and place of BEGINNING. Being a part of the lot of C.F. Nissens' Home Place, see Deed recorded in Book 156, Page 130, in the Office of the Register of Deeds, Forsyth County North Carolina.

Tract 2: Beginning 200 Ft North of the Northwest corner of Waughtown Street and Argonne Boulevard; thence North 50 Ft. to Cecil's corner, thence Westwardly about 55 Ft; thence Southwardly about 50 Ft.; thence Eastwardly about 55 Ft. more or less to the point and place of BEGINNING. Being the Eastern ½ of the J.A. Cecil and wife Pearl F. Cecil lot as described in the Deed recorded in Book 529, Page 143, in the Office of Register of Deeds, Forsyth County, North Carolina.

Tax Parcel Number: 6844-26-3357.000

Property Address: 1338 Bretton Street, Winston-Salem, NC 27107

The property does not include the primary residence of the Grantor.