

2023000458 00034

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$1400.00

PRESENTED & RECORDED

01/06/2023 11:17:17 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3735

PG: 3391 - 3392

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: -\$1,400.00-

Parcel Identifier No. 6813-05-6436

Mail/Box to: Grantee

This instrument was prepared by David T. Kasper, a licensed North Carolina attorney. Delinquent taxes, if any, are to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: Lot 108C West Point Business Center, Sec. 6

THIS DEED made this 4th day of January, 2023, by and between

GRANTOR	GRANTEE
<p>Punto Oeste, LLC, A North Carolina limited liability company</p> <p>5611 Cornwallis Dr. Yadinville, NC 27055</p>	<p>Gwyn Electrical, Plumbing, Heating and Cooling Co., Inc., a North Carolina Business Corporation</p> <p>3941 Westpoint Blvd Winston-Salem, NC 27103</p>

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, parcel of land or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

Being known and designated as Lot No. 108C as shown on a plat entitled "West Point Business Center, Section Six," as recorded in Plat Book 37 at Page 125 in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

No portion of the property herein conveyed includes the primary residence of a 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, other than the following exceptions: Easements and restrictions of record, 2023 ad valorem taxes.

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

Punto Oeste, LLC

By: Richard C. Harrington
Richard C. Harrington, Member Manager

State of North Carolina)
County of Forsyth)

I, the undersigned Notary Public of the County and State aforesaid, certify that **Richard C. Harrington** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed in his/her capacity as Member Manger of Punto Oeste, LLC

Witness my hand and Notarial stamp or seal this 4th day of January, 2023.

My Commission Expires: 10/20/2026

Henry D. Niblock Jr
Henry D. Niblock Jr Notary Public

(Affix Seal)

