

**2023004116 00055**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$360.00**

PRESENTED & RECORDED  
 02/08/2023 01:30:54 PM

**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: OLIVIA DOYLE, ASST  
**BK: RE 3739**  
**PG: 3497 - 3498**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 360.00

Parcel Identifier No.: 6844-26-3357 (Block 1808, Lot 102)

Return after recording to: Kangur & Porter, LLP, 2150 Country Club Road, Suite 160, Winston-Salem, NC 27104

Mail tax bills to Grantee: 4531 Willoway Lane, Monroe, NC 28110

This instrument was prepared by: T. Thomas Kangur, Jr., 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.

Brief description for the Index: 1338 Bretton Street

THIS DEED made this 8 day of February, 2023 by and between,

| <b>GRANTOR</b>  | <b>GRANTEE</b>  |
|---|---|
| <b>ROCAPE, INC.</b><br>a North Carolina corporation<br><br>Mailing Address:<br>2003 Boulevard Street, Suite E, Greensboro, NC 27407 | <b>CASA BLANCA INVESTMENTS, LLC</b><br>a North Carolina limited liability company<br><br>Mailing Address:<br>4531 Willoway Lane, Monroe, NC 28110 |

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 situated in Forsyth County, North Carolina and more particularly described as follows:

**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 ½ 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.

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

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

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3714, Page 3674, Forsyth County Registry.

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: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

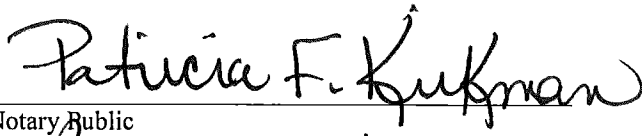
Rocape, Inc.  
a North Carolina corporation

By:  (SEAL)  
Juan Rocha Perez, President

State of North Carolina, County Forsyth

I certify that the following person personally appeared before me this day, acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Juan Rocha Perez, President of Rocape, Inc.**, a North Carolina corporation, and that by authority duly given and as the act of the entity, he executed the foregoing instrument in its name and on its behalf as its act and deed.

Date: 2-8-23

  
Notary Public

Patricia F. Kirkman  
printed or typed name of Notary Public



My Commission Expires: 5/29/24