

2023012029 00053FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$134.00

PRESENTED & RECORDED

04/14/2023 10:33:08 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3749

PG: 646 - 648

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$134.00**Parcel Identifier No.: 6836-56-6772.000**

Brief description for index:

Mail deed/taxes after recording to Grantee: **2227 Flag Street, Winston Salem, NC 27101**This instrument was prepared by: **Patti D. Dobbins, Attorney at Law**THIS DEED made this 13th day of April, 2023 by and between

GRANTOR: INDIGO GROUP, LLC , a North Carolina Limited Liability Address: 1043 Mill Drive Winston Salem, NC 27127	GRANTEE: TRIAD CATERING, LLC - a North Carolina Limited Liability Property Address: 0 North Liberty Street Winston Salem, NC 27105
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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.

WITNESSTH, 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:

See Exhibit A attached hereto and incorporated herein by reference.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3703, Page 4397, **FORSYTH** County Registry.

"This instrument prepared by: PATTI D. DOBBINS, 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."

submitted electronically by "Patti D Dobbins, Attorney at Law, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

A map showing the above described property is recorded in Plat Book __, Page __, and referenced within this instrument.

Does the above described property include the primary residence? YES NO

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 has done nothing to impair such title as Grantor received, and 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:

Restrictive covenants, easements and rights of way of record, if any.

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

INDIGO GROUP, LLC:

By: [Signature]
LUIS PERALTA MARTINEZ

Title: President

SEAL-STAMP WENDY B. MILLER Notary Public Forsyth County, NC	STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u> I, <u>Wendy B Miller</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u> , do hereby certify that LUIS PERALTA MARTINEZ personally came before me this day and acknowledged that he/she is President of INDIGO GROUP, LLC , and acknowledged, on behalf of INDIGO GROUP, LLC , the grantor, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>13th</u> day of <u>April</u> , 2023. My Commission Expires: <u>10/8/2024</u> <u>Wendy B Miller</u> Notary Public
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By: [Signature]
ALEC B. RAYMUNDO ESCOBEDO

Title: Vice-President

SEAL-STAMP WENDY B. MILLER Notary Public Forsyth County, NC	STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u> I, <u>Wendy B Miller</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u> , do hereby certify that ALEC B. RAYMUNDO ESCOBEDO personally came before me this day and acknowledged that he/she is Vice-President of INDIGO GROUP, LLC , and acknowledged, on behalf of INDIGO GROUP, LLC , the grantor, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>13th</u> day of <u>April</u> , 2023. My Commission Expires: <u>10/8/2024</u> <u>Wendy B Miller</u> Notary Public
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EXHIBIT "A"

LEGAL DESCRIPTION

Lying and being in Winston Township of Forsyth County and beginning at an iron pipe placed, said iron placed being in the Northeast right of way of 28th Street, being located at the Southeast corner of railroad property known as Pin # 6836-56-5587, being located S 61°03'24"E 26.33' from the intersection of the Southeast right of way of the railroad, being located S 40°14'17"W 205.97' from the fire hydrant located near the West right of way of Liberty Street, and being located at the point and place of BEGINNING.

Running thence with the common line between properties known as Pin # 6836-56-5587 and Pin # 6836-56-6659, N 15°20'13"E 39.97' to an iron pipe placed;

Continuing thence with the common line between properties known as Pin # 6836-56-5587 and Pin # 6836-56-6659, N 77°37'09"W 25.95; to an iron placed in the Southeast right of way of the Railroad right of way;

Running thence with the Southeast right of way of the railroad, N 14°45'53"E 353.89' to an iron pipe placed at the Northwest corner of Pin # 6836-56-6867;

Running thence with the North property line of Pin # 6836-56-6867, N 86°29'35"E 37.48' to an iron pipe placed in the West right of way of Liberty Street;

Running thence with the West right of way line of Liberty Street, S 03°34'56"E 397.75' to and iron pipe placed in the West right of Liberty Street and at the Northwest corner of Pin # 6836-56-6593;

Running thence with the North right of way of Pin # 6836-56-6593, S 86°28'14"W 100.33' to an iron pipe placed;

Running thence with the West property line of Pin 6836-56-6593, S 00°42'01"E 6.53; to a point in the North right of way of 28th Street;

Running thence with the North right of way line of 28th Street, N 60°45'06"W 43.11' to an iron pipe placed at the point and place of BEGINNING.

The property described above contains 39,327 square feet (0.903 acre) and is based on a map prepared by Kale Engineering. Map is titled Boundary Survey For Luis Peralta, dated 01/03/22, and numbered 21147.

PROPERTY ADDRESS: 0 NORTH LIBERTY STREET, WINSTON SALEM, NC 27105

PARCEL ID#: 6836-56-6772.000