

2023021480 00099

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$222.00

PRESENTED & RECORDED
 06/26/2023 02:24:24 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST

BK: RE 3760
 PG: 2969 - 2970

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **\$222.00**

Parcel Identification No. **6836420281000**

Title Insurance Company: _____

Mail/Box to: **Grantee** 3428 Tise Road, Yadkinville, NC 27055

This instrument was prepared by: **Hankin & Pack PLLC - NC, 5955 Carnegie Boulevard, Suite 350, Charlotte, NC 28209**

Brief description for the Index: **LOT 18, LIBERTY/PATTERSON NORTH, PHASE 2**

SELLER DOC PREP ONLY. NO TITLE SEARCH PERFORMED

THIS DEED made this 20 day of June, 2023 by and between

GRANTOR	GRANTEE
IH2 Property North Carolina, L.P., a Delaware Limited Liability Company <i>Mailing Address:</i> 1717 Main Street, Suite 2000 Dallas, TX 75201	Maximina Garcia Benitez and spouse, Valeriano Martinez Castro <i>Mailing Address:</i> 3428 Tise Road Yadkinville, NC 27055 <i>Property Address:</i> 503 E. 14th Street Winston-Salem, NC 27105

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 the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows:

BEING ALL OF LOT NO. 18 AS THE SAME IS PLATTED AND PLANNED ON THAT PLAT ENTITLED, "LIBERTY/PATTERSON NORTH REDEVELOPMENT AREA - PHASE 2," DATED APRIL 8, 2003 AND REVISED APRIL 14, 2003 AND RECORDED IN PLAT BOOK 45, PAGE 150, FORSYTH COUNTY REGISTRY.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3412 Page 3200.

All or a portion of the property herein conveyed _____ includes or xxx does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 45, Page 150.

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, Restrictions and Right of Way of Record.

Ad Valorem Taxes for Current Year

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

IH2 Property North Carolina, L.P., a Delaware Limited Liability Company

By: *[Signature]*
, Authorized Signor

STATE OF Florida
COUNTY OF Orange

I, Jaylan Jones, Notary Public, do hereby certify that George Stewart, Authorized Signor of IH2 Property Borrower L.P., a Delaware Limited Partnership personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 20th day of June, 2023.

[Signature]
Official Signature of Notary
Printed or typed name of Notary

My Commission Expires:

