

2023025319 00145

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$340.00

PRESENTED & RECORDED
07/26/2023 03:05:27 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST
BK: RE 3765
PG: 1007 - 1009

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$340.00

Parcel Identifier No. 6834-42-8887.000

Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail/Box to: Grantee at: 2840 Lomond St. Winston-Salem, NC 27127

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

Brief description: Lots 485 & 486, East Central Terrace, PB 4, PG 61, Forsyth County, North Carolina

THIS DEED made this 26 day of JULY, 2023, by and between

GRANTOR	GRANTEE
<p style="text-align: center;">OAK RIDGE SOLUTIONS, LLC, a North Carolina Limited Liability Company</p> <p style="text-align: center;">MAILING ADDRESS:</p> <p style="text-align: center;"><u>3912 BATTLEGROUND AVENUE, 112-134</u> <u>GREENSBORO, NC 27410</u></p> <p>PROPERTY ADDRESS IS ___ IS NOT <u>X</u> GRANTOR'S PRIMARY RESIDENCE</p>	<p style="text-align: center;">FLOR M. GARCIA, unmarried AND DIEGO YAC LUNA, unmarried, as Joint Tenants with Rights of Survivorship</p> <p style="text-align: center;">PROPERTY ADDRESS:</p> <p style="text-align: center;"><u>2840 LOMOND STREET</u> <u>WINSTON-SALEM, NC 27127</u></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 or parcel of land situated in **FORSYTH** County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lots 485 and 486 as shown on the Map of East Central Terrace recorded in Plat Book 4, Page 61 of the Register of Deeds of Forsyth County, North Carolina reference to which is hereby made for a more particular description.

Submitted electronically by "Heather Kiger 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.

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, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2023 and subsequent years.

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

OAK RIDGE SOLUTIONS, LLC

_____(SEAL)
BY: MAX SEGERSBOL
ITS: AGENT

State of North Carolina
County of Forsyth

I, Heather J. Kiger, the undersigned Notary Public of County and State aforesaid, certify that **MAX SEGERSBOL** who is known to me and being by me duly sworn says that he is **AGENT** of **OAK RIDGE SOLUTIONS, LLC**, a North Carolina Limited Liability Company and that the foregoing instrument was voluntarily and duly executed by him for and on behalf of said Limited Liability Company . WITNESS my hand and official stamp or seal, this 26 day of July, 2023.

My commission expires: 9/20/2025

[Signature]
Notary Public

SEAL

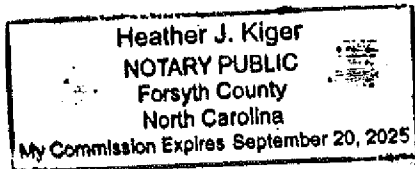


EXHIBIT "A"

**UNANIMOUS WRITTEN CONSENT OF
ALL OF THE OFFICERS, BOARD OF DIRECTORS AND SHAREHOLDERS OF OAK
RIDGE SOLUTIONS LLC.**

The undersigned, being all the officers, board of directors and shareholders of Oak Ridge Solutions, LLC a North Carolina limited liability company (the "Company"), acting without a meeting, adopt and consent to the adoption of the following resolutions, and the taking of the action contemplated thereby, with said resolutions and the consent to said action to have the same force and effect as if duly adopted at a meeting of all of the officers, board of directors and shareholders duly called and held:

**Appointment of Max Segersbol for the sale of 2840 Lomond Street in Winston-Salem NC
27127**

WHEREAS, Oak Ridge Solutions, LLC entered into a sales agreement for the above-described sale of the above-described improved real property dated June 13, 2023 (the "Transaction");

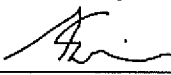
WHEREAS, all the officers, board of directors and shareholders of the Company desire to approve and authorize Max Segersbol to execute and deliver all necessary documents (including loan documents) in connection with the Transaction (the "Documents"),

NOW, THEREFORE, IT IS RESOLVED: That all actions taken by Max Segersbol for the Company are hereby confirmed, ratified and approved as being in the best interest of the Company;

FURTHER RESOLVED: That Max Segersbol be and hereby is, authorized, directed and empowered to execute and deliver the Documents and any other documents or actions as may reasonably be required on behalf of the Company to implement the Transaction;

FURTHER RESOLVED: That all the officers, shareholders and board of directors hereby authorize and approve the Transaction.

OAK RIDGE SOLUTIONS, LLC

By:  (Seal)
Alonso Echevarria
Its: Sole Member Manager