

2023025915 00194

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$900.00

PRESENTED & RECORDED
 07/31/2023 04:07:02 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3766
PG: 184 - 188

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$900.00

Parcel Identifier No.: 6823 - 76 - 2416.000

Mail/Box to: The Ellison Law Firm, 112 North Marshall Street, Winston-Salem, NC 27101

This instrument was prepared by: Attorney Eric S. Ellison

Brief description for the Index: Metes and Bounds

THIS DEED made 31st day of July, 2023 by and between

GRANTOR	GRANTEE
Peterscreek, Union Hill, Wynnwood Drive, LLC (a North Carolina Limited Liability Company) Ha Nguyen Silva and spouse Enrico Silva Tung Thai Nguyen and spouse Hue Lieu	Welborne Real Estate, LLC (a North Carolina Limited Liability Company)
<u>Mailing Address:</u> 130 Eagle Glen Court Clemmons, NC 27012	<u>Mailing Address:</u> 828 S. Bunker Hill Road Colfax, NC 27235
SUBJECT PROPERTY IS NOT THE GRANTOR'S PRIMARY RESIDENCE	

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

submitted electronically by "Blanco Tackabery & Matamoros, P.A."
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

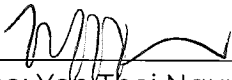
See Exhibit "A", which is incorporated herein by reference.

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.

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

Peterscreek, Union Hill, Wynnwood Drive, LLC

 (SEAL)
Name: Yen Thai Nguyen
Title: Manager

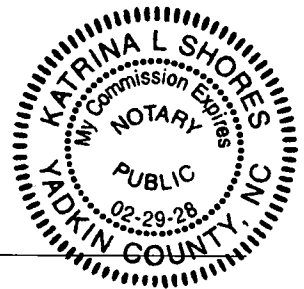
State of North Carolina)
)
County of ~~Forsyth~~ Yadkin)

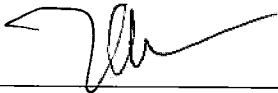
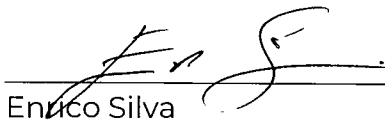
I, the undersigned, a Notary Public in and of said County and State aforesaid, do hereby certify that Yen Thai Nguyen as Manager of Peterscreek, Union Hill, Wynnwood Drive, LLC personally appeared before me and acknowledged the execution of the foregoing instrument for the purpose stated therein and, in the capacity, indicated.

Witness my hand and Notarial stamp or seal this 31 day of July, 2023.

My Commission Expires: 2-29-28

Notary Public: 



 (SEAL)
  (SEAL)
 Ha Nguyen Silva Enrico Silva

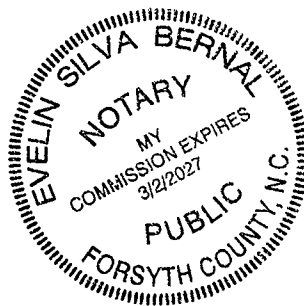
State of North Carolina)
)
 County of Forsyth)


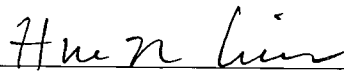
I, the undersigned, a Notary Public in and of said County and State aforesaid, do hereby certify that Ha Nguyen Silva and Enrico Silva personally appeared before me and acknowledged the execution of the foregoing instrument for the purpose stated therein and, in the capacity, indicated.

Witness my hand and Notarial stamp or seal this 28th day of July, 2023.

My Commission Expires: 03-02-27

Notary Public: Evelin Silva Bernal




 (SEAL)
  (SEAL)
 Tung Thai Nguyen Hue Lieu

State of North Carolina)
)
 County of Forsyth)

I, the undersigned, a Notary Public in and of said County and State aforesaid, do hereby certify that Tung Thai Nguyen personally appeared before me and acknowledged the execution of the foregoing instrument for the purpose stated therein and, in the capacity, indicated.

Witness my hand and Notarial stamp or seal this 28th day of July, 2023.

My Commission Expires: 03-02-27


Notary Public: 

State of North Carolina)
)
 County of Forsyth)

I, the undersigned, a Notary Public in and of said County and State aforesaid, do hereby certify that Hue Lieu personally appeared before me and acknowledged the execution of the foregoing instrument for the purpose stated therein and, in the capacity, indicated.

Witness my hand and Notarial stamp or seal this 28th day of July, 2023.

My Commission Expires: 03-02-27

Notary Public: 

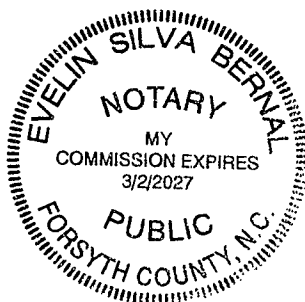


EXHIBIT "A"
PROPERTY DESCRIPTION

BEGINNING at a point marked by a set 5/8" rebar in the northern right-of-way line of Clemmons ville Road near its intersection with the southbound exit ramp of Peters Creek Parkway, said point being the southeast corner of the property of Ashley J. Stonestreet (Deed Book 2751, Page 3268, Forsyth County Registry); thence from said point of beginning North 01° 14' 15" East 718.17 feet (passing points marked by a found 3/4" pipe at 209.29 feet, 309.42 feet, 429.28 feet, 579.66 feet, and 699.33 feet) to a point marked by a found 1/2" iron pipe, said point being the southwest corner of the property of Dorothy F. Most and Steven R. Baker (Deed Book 3343, Page 638, Forsyth County Registry); thence along the southern line of the property of Dorothy F. Most and Steven R. Baker, South 72° 45' 36" East 281.98 feet to a point marked by a found 1/2" iron pipe in the western right-of-way line of the southbound exit ramp of Peters Creek Parkway; thence along the western right-of-way line of the southbound exit ramp of Peters Creek Parkway Exit Ramp South 17° 18' 43" West 584.96 feet to a point marked by a set 5/8" rebar in the southern right-of-way line of Clemmons ville Road; thence with said line of Clemmons ville Road the following three (3) courses and distances: 1) South 49° 37' 36" West 95.83 feet to a point marked by a set 5/8" rebar; 2) South 62° 12' 58" West 15.33 feet to a point marked by a found 5/8" rebar; and 3) along a curve to the left with an arc length of 25.11 feet, a radius of 3,852.72 feet, a chord bearing of South 74° 24' 45" West, and a chord length of 25.11 feet, to the point and place of BEGINNING, said tract containing 2.81 acres, more or less, as shown on a survey dated March 16, 2023, prepared by Blew & Associates, P.A. Job Number 23-0454.

TOGETHER WITH the easement for ingress, egress and regress and parking as described in the Easement Agreement recorded on May 24, 1991, in Book 1716, Page 956, Forsyth County Registry.