

2023030664 00039

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$356.00

PRESENTED & RECORDED
09/07/2023 11:12:30 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3771
PG: 3548 - 3550

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$356.00

Parcel Identifier No. 6834-42-5329.000 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee, 2912 Patria St, Winston-Salem, NC 27127

This instrument was prepared by: Law Office of Bryce Mayberry, 1403 Eastchester Drive, Suite 101, High Point, NC 27265

Brief description for the Index: LOT 71,

THIS DEED made this 6th day of September, 2023, by and between

GRANTOR	GRANTEE
Project Castillo Inc.	John Javier Pichardo Hernandez (Unmarried)
	Property Address: 2912 Patria St Winston-Salem, NC 27127

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of Winston-Salem, _____ Township, Forsyth County, North Carolina and more particularly described as follows:

See attached.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3749 page 2717.
All or a portion of the property herein conveyed includes or X does not include the primary residence of a Grantor.
A map showing the above described property is recorded in Plat Book 3 page 88 .

submitted electronically by "Law Office of Bryce B. Mayberry"
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:

All easements, restrictions and rights of way that appear of record and to 2023 ad valorem taxes which shall be paid by the grantee herein.

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

Project Castillo Inc. (Entity Name) Print/Type Name: (SEAL)

By: [Signature] Chief Executive Melquiseded Castillo Soto, Chief Executive Print/Type Name: (SEAL)

Print/Type Name & Title: A Bianca Col NOTARY PUBLIC (SEAL)

Print/Type Name & Title: , . Print/Type Name: (SEAL)

State of _____ - County or City of _____ I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20_____.

My Commission Expires: _____ (Affix Seal) _____ Notary Public Notary's Printed or Typed Name

State of _____ - County or City of _____ I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20_____.

My Commission Expires: _____ (Affix Seal) _____ Notary Public Notary's Printed or Typed Name

State of North Carolina - County or City of Forsyth I, the undersigned Notary Public of the County or City of Guilford and State aforesaid, certify that Melquiseded Castillo Soto personally came before me this day and acknowledged that he is the Chief Executive of Project Castillo Inc., a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 5th day of September, 2023.

My Commission Expires: May 18, 2026 (Affix Seal) A. Bianca Col Notary Public Notary's Printed or Typed Name

ATTACHMENT

BEING KNOWN AND DESIGNATED as Lot No. 71, as shown on the Map of South Terrace, which Map is recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Plat Book 3, Page 88, to which reference is hereby made for a more particular description.

Being commonly referred to as 2912 Patria St, Winston-Salem, NC 27127. Also being designated as Tax Parcel No.: 6834-42-5329.000.

This deed is being executed in accordance with NCGS § 55-14-05, Effect of Dissolution. Project Castillo, Inc. has been Administratively Dissolved by the North Carolina Secretary of State. This deed is being executed by Chief Executive Officer, Melquiseded Castillo Soto, at the time the corporation was dissolved.