

2023033530 00097

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$512.00

PRESENTED & RECORDED
09/29/2023 01:41:14 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3775
PG: 1497 - 1499

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$512

Parcel Identifier No.: 6844-17-3543.000 Verified By: _____ County on the _____ day of _____, 20__

By: _____

Mail/Box to: Grantee

This instrument was prepared by: Goins Law, 2212 Eastchester Dr, Ste E-1, High Point, NC 27265

Brief description for the Index: Lot 66 & northern part of Lot 65, Longview Development

THIS DEED made this 28 day of September, 2023, by and between

GRANTOR	GRANTEE
<p>Maximilliano Rocha-Martinez aka Maximilliano Rocha Martinez, Unmarried</p> <p>Address:</p>	<p>Vermeer Lacemaker LLC, a North Carolina Limited Liability Company</p> <p>Property Address: 1725 Peachtree Street Winston-Salem NC 27107</p>

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.q. 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 or parcel of land situated in the City of **Winston-Salem**, _____ Township, **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 herein conveyed _____ includes, or _____ does not include the primary residence of Grantor.

The property herein above described was acquired by Grantor by instrument recorded in Book 3523, Page 333.

A map showing the above-described property is recorded in Plat Book 2, Page 87.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Any easements, restrictions, or rights of way of record.
2023 ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand the day and year first above written.

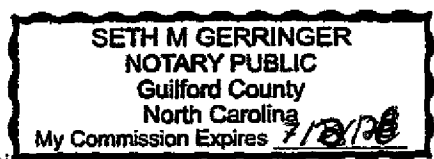
Maximiliano Rocha (SEAL)
Maximiliano Rocha-Martinez

_____ (SEAL)

STATE OF NC COUNTY OF Guilford

I, the undersigned, a Notary Public of the state of NC, Guilford county, certify that Maximiliano Rocha-Martinez personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and Notarial Seal this 28 day of March, 2023.

[NOTARY SEAL]



Seth M Geringer
Print Name: Seth M Geringer

My Commission Expires: _____

STATE OF _____ COUNTY OF _____

I, the undersigned, a Notary Public of the state of _____ county, certify that personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and Notarial Seal this _____ day of _____, 2023.

[NOTARY SEAL]

Print Name: _____

My Commission Expires: _____

EXHIBIT A

Lying and being in Forsyth County, North Carolina, and being more particularly described as follows:

Tract 1:

BEGINNING at an iron stake on the East side of Peachtree Street said stake being distant Southwardly 300 feet from the southeast intersection of Belleau Wood Street and Peachtree Street; thence South 8 deg. West 50 feet to a stake; thence South 82 deg. East 140 feet to a stake; thence North 8 deg. West 50 feet to a stake; thence North 82 deg. West 140 feet to a stake in the east side of Peachtree Street, the place of **BEGINNING**, known as Lot No. 66 on the Map of Longview Development Property recorded in Plat Book 2, Page 87, in Forsyth County Registry.

Tract 2:

BEGINNING at an iron stake in North Peachtree Street, 25 feet North from the northwest corner of Lot No. 64; running thence North with said Street, 25 feet to the Southwest corner of Lot 66; thence East 140 feet with the Southern boundary line of Lot No. 66 to an iron stake, the corner of Lot Nos. 89 and 90; thence South 25 feet along the west line of Lot 89 to an iron stake 25 feet North of the Northeast corner of Lot No. 64; thence West 140 feet to the place of **BEGINNING**, being the northern half of Lot No. 65 as shown Map of "LONGVIEW DEVELOPMENT" recorded in Plat Book 2, Page 87, in the Forsyth County Registry.

Property Address: 1725 Peachtree Street, Winston-Salem NC 27107

Parcel number: 6844-17-3543.000