

2023034872 00118

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$90.00

PRESENTED & RECORDED
10/11/2023 03:09:41 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST

BK: RE 3776
PG: 3793 - 3795

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$90.00

Parcel Identifier No. 6836-74-3516.000

Mail after recording to: Grantee at address shown below

**This instrument was prepared by: CLINT CALAWAY, A LICENSED NORTH CAROLINA ATTORNEY.
DELINQUENT TAXES, IF ANY, TO BE PAID BY THE CLOSING ATTORNEY TO THE COUNTY TAX
COLLECTOR UPON DISURSEMENT OF CLOSING PROCEEDS.**

ADDRESS: 380 KNOLLWOOD SREET, WINSTON-SALEM, NC 27103

THIS DEED made this 11th day of October, 2023 by and between

**GRANTOR
ONE SOURCE RENOVATIONS LLC
129 FAYETTE STREET, SUITE 102, WINSTON-SALEM, NC 27101**

**GRANTEE
ELFEGO ARCOS AND WIFE, MARGARITA ARCOS
2337 OAKALINA AVENUE, WINSTON-SALEM, NC 27105
SUBJECT PROPERTY: 1047 E. TWENTY SECOND 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 and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF FULLY SET FORTH.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3771, Page 3769, Forsyth County Registry.

The above described property does does not include the primary residence of the Grantor.

Submitted electronically by "Law Office of Clint Calaway"
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 except for the exceptions hereinafter stated.

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

ONE SOURCE REVONOVATIONS LLC

By: *[Signature]* (SEAL)
MARVIN J. LUCK, MANAGING MEMBER

STATE OF NORTH CAROLINA - FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document: **MARVIN J. LUCK, MANAGING MEMBER OF ONE SOURCE RENOVATIONS LLC**. Witness my hand and official stamp or seal, this the 11 day of October, 2023.

My Commission Expires: 4/30/28

[Signature]
Notary Public

CLINTON CALAWAY
NOTARY PUBLIC
Forsyth County
North Carolina
My Commission Expires April 30, 2028

Print Notary Name: Clinton Calaway

EXHIBIT A

Being known and designated as Lot 30, as shown on the map of FAIRVIEW HEIGHTS, ANDREWS ADDITION TO FAIRVIEW, as recorded in Deed Book 97, Page 592, and as re-recorded in Plat Book 3, Page 27A, in the office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more definite and particular description.

Tax Parcel Number: 6836-74-3516 (Block 0427, Lot 030)

Property Address: 1407 E. Twenty Second Street, Winston-Salem, NC 27105