

2023037149 00057

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$164.00

PRESENTED & RECORDED

10/31/2023 12:17:10 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: TIMOTHY R WILLIAMS, ASST

BK: RE 3779

PG: 2774 - 2776

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$164.00

Parcel Identifier No. 6822-40-9602.000

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

By: _____

Mail/Box to: Grantee at: 4917 Arnold Rd, Lexington, NC 27295

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: Mctes & bounds, Forsyth County, North Carolina

THIS DEED made this 31 day of OCTOBER, 2023, by and between

GRANTOR	GRANTEE
G.A.S.S. PROPERTIES, LLC, a North Carolina Limited Liability Company	MARIA G. ROMO FUENTES and spouse, ALEJANDRO L. MARTINEZ
MAILING ADDRESS: <u>6050 TUMBLEWEED TRAIL WINSTON-SALEM, NC 27103</u>	PROPERTY ADDRESS: <u>537 FRIEDBERG CHURCH ROAD WINSTON-SALEM, NC 27127</u>
PROPERTY ADDRESS IS ____ IS NOT <u>X</u> 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 **FORSYTH** County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"


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.

G.A.S.S. PROPERTIES, LLC

 (SEAL)
BY: SAMMY BALLAS
ITS: MEMBER/MANAGER

State of North Carolina - County of Forsyth

I, DAVID CUMMINGS, the undersigned Notary Public of County and State aforesaid, certify that **SAMMY BALLAS** who is known to me and being by me duly sworn says that he is **MEMBER/MANAGER** of **G.A.S.S. PROPERTIES, LLC**, a North Carolina Limited Liability Company and that the foregoing instrument was volunarily and duly executed by him for and on behalf of said Limited Liability Company. WITNESS my hand and official stamp or seal, this 31 day of OCTOBER, 2023.

My commission expires: 07/28/2027


 Notary Public

SEAL

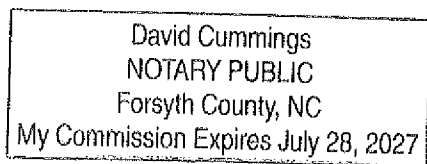


EXHIBIT "A"

Beginning at an Iron in the northern right-of-way line of Friedburg Road, the southeast corner of the Roger S. Fishel tract (Deed Book 905, Page 383, Forsyth County Registry); thence North 32° 57' 38" West 388.52 feet along Fishel's line to an iron, Everette Vestal's northeast corner (Deed Book 771, Page 244); thence North 02 12° 20" East 136.68 feet along U. W. Mize's line (Deed Book 898, Page 432) to an iron, Mize's northeast corner; thence South 89° 53' 21" East 29.85 feet to an iron, George W. Sparks Construction Company, Inc.'s northwest corner (Deed Book 1011, Page 835); thence South 32° 30' 51" East 482.17 feet along the said corporation's western boundary to an iron in the northern right-of-way line of Friedburg Road, the southwest corner for the said corporation; thence South 56° 00' 00" West along the said right-of-way line 100 feet to the place of Beginning containing 1.063 acres, more or less, as shown on a plat prepared by Thomas A. Ruccio, R.L.S., dated December 15, 1987, and entitled Drawing #87-147.