

**2023043903 00152**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX  
**\$344.00**

PRESENTED & RECORDED  
12/29/2023 04:08:03 PM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: ANGELA BOOE, DPTY  
BK: RE 3787  
PG: 3002 - 3004

**NORTH CAROLINA GENERAL WARRANTY DEED**

**Excise Tax: \$344.00**

**Tax Parcel Identification Number:**

**This instrument was prepared by: T. Lawson Newton**, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

**Return to: Craige Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103**

**Mail Tax Bill to Grantee: 4055 Burnham Court, Winston-Salem, NC 27105**

**Property Address: 4055 Burnham Court, Winston-Salem, NC 27105**

**Brief description for the Index: Lot 13, Northhills**

THIS DEED made this the 28 day of December, 2023

**GRANTOR**

**EF3BA, LLC,**  
a Limited Liability Company

**2301 E Riverside Drive A-300**  
**Austin, TX 78741**

**GRANTEE**

**Guadalupe Venegas**

**4055 Burnham Court**  
**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 situated in the County of **Forsyth**, State of North Carolina and more particularly described as follows:

**FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.**

Submitted electronically by "Craige Jenkins Liipfert & Walker LLP"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

For further reference seed Deed Book 3718 at Page 1982, Forsyth County Registry.

**THIS IS \_\_\_\_\_ OR IS NOT X THE GRANTOR'S PRIMARY RESIDENCE**

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 easements and restrictions of record, if any; and 2023 property taxes.

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

**EF3BA, LLC**, a Limited Liability Company by  
Paladin Real Estate Group, LLC, Manager

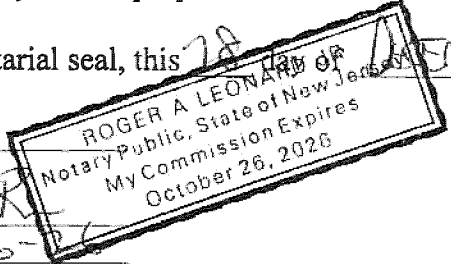
By: [Signature] (SEAL)  
Printed Name: Cruz Sierra  
Title: Manager

STATE OF New Jersey  
COUNTY OF Camden

I, Roger Leonard, a Notary Public of the County of Camden and State of New Jersey, certify that Cruz Sierra, Manager of Paladin Real Estate Group, LLC, either being personally known to me or proven by satisfactory evidence (said evidence being valid Driver's License), being a manager of Paladin Real Estate Group, LLC, Manager of **EF3BA, LLC**, a Limited Liability Company, personally appeared before me this day and acknowledged that (s)he as manager of Paladin Real Estate Group, LLC, Manager of **EF3BA, LLC**, a Limited Liability Company, signed the foregoing document, and as member/manager is duly authorized to do so, voluntarily executed the foregoing instrument on behalf of said company for the purposes stated therein.

WITNESS my hand and notarial seal, this 28 day of November, 2023.

[Signature]  
Notary Public  
Name: Roger Leonard  
My Commission Expires: 10-26-2026



**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**

**BEING KNOWN AND DESIGNATED as Lot No, 13, as shown on the Map of Northhills, Phase I, recorded in Plat Book 24 at Page 97 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.**