

**2024000808 00102**

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

PRESENTED & RECORDED  
 01/09/2024 03:44:15 PM

**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: ANGELA BOOE, DPTY

**BK: RE 3788**

**PG: 2569 - 2571**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$90

Parcel Identifier No. 6835-71-1089.000 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_  
 By: \_\_\_\_\_

This instrument prepared by: Steven Foscett, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Mail/Box to: Grantee

Brief description for the Index:

THIS DEED made this 9 day of January, 2024 by and between

GRANTOR	GRANTEE
SIMPLE SOLUTIONS RE LLC, A DELAWARE LIMITED LIABILITY COMPANY 5856 OLD OAK RIDGE RD NO 1103 GREENSBORO, NC 27410	C & H REAL ESTATE HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY 330 PETE FOSTER ROAD MOCKSVILLE, NC 27028

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

SEE ATTACHED EXHIBIT A

Property Address: 1325 Gholson Ave Winston Salem, NC 27107

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3672 Page 524

All or a portion of the property herein conveyed \_\_\_\_\_ includes or x does not include the primary residence of a Grantor.

Submitted electronically by "Steven Foscett, PA"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

A map showing the above described property is recorded in Plat Book 4 Page 177

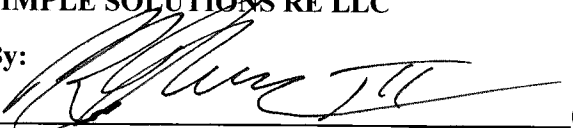
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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: Title to the property hereinabove described is hereby conveyed subject to all valid and subsisting restrictions, reservations, covenants, conditions, rights of ways and easements properly of record, if any, and current year ad valorem taxes.

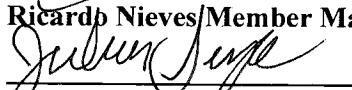
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

**SIMPLE SOLUTIONS RE LLC**

By:

 (SEAL)

**Ricardo Nieves Member Manager**

 (SEAL)

**Julian Serpe Member Manager**

STATE OF NORTH CAROLINA  
COUNTY OF GUILFORD

I, the undersigned Notary Public of the County of Guilford and State aforesaid, certify that Ricardo Nieves personally came before me this day and acknowledged that he is a Member Manager of Simple Solutions RE LLC, a Delaware Limited Liability Company, 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 9 day of JANUARY, 2024.

Notary Public

Print Name: STEVEN FOSKETT

My Commission Expires: 5/19/25

Steven Foscett  
Notary Public  
Guilford County, NC

STATE OF NORTH CAROLINA  
COUNTY OF GUILFORD

I, the undersigned Notary Public of the County of Guilford and State aforesaid, certify that Julian Serpe personally came before me this day and acknowledged that he is a Member Manager of Simple Solutions RE LLC, a Delaware Limited Liability Company, 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 9 day of JANUARY, 2024.

Notary Public

Print Name: STEVEN FOSKETT

My Commission Expires: 5/19/25

Steven Foscett  
Notary Public  
Guilford County, NC

**EXHIBIT A**

**ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATED IN THE WINSTON TOWNSHIP, FORSYTH COUNTY, NORTH CAROLINA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEING KNOWN AND DESIGNATED AS LOT NO. 142, GHOLSON STREET, COLUMBIA HEIGHTS EXTENSION, A SUBDIVISION, AS SHOWN BY MAP OR PLAT DULY RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, IN PLAT BOOK 4, PAGE 177, TO WHICH MAP REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.**

**ALSO KNOWN AS TAX BLOCK 1411, LOT 142.**

**The derivation of same being:**

**Being the same property acquired by deed at Liber/Book 2420, Folio/Page 0098 dated 11/4/2003, and recorded 11/5/2003 from BUD'S AUTO SALES & RENTAL, INC. to CHAD DUANE MIDDLETON AND CARSON TODD MIDDLETON.**

**Tax Parcel ID: 6835711089000**