

2024001695 00046

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$92.00

PRESENTED & RECORDED
01/19/2024 10:59:24 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3789
PG: 2712 - 2713

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 92

Parcel Identifier No. _____ Verified by: _____ County on the ____ day of _____ 20__

By: _____

Mail/Box To: Grantee

This instrument prepared by: KENNETH S. LUCAS, JR., a licensed North Carolina Attorney.
Delinquent taxes, if any, to be paid by the closing attorney to the Tax Collector upon disbursement of the closing proceeds.

Brief description for the Index: 1526 E Twenty Third Street

THIS DEED made this 18th day of January 2024 by and between

Grantor

Grantee

Reliance Investment Properties, LLC
PO Box 594
Denton, NC 27239

Santiago Garibay Valdovinos
915 E. Brookline Street
Winston-Salem, NC 27101

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. 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 Forsyth County, North Carolina and more particularly described as follows:

Being all of Lots 14 and 15 Map of Fairview Heights as recorded in Plat Book 3 Page 27 (A) Forsyth County.

The property hereinabove described was acquired by Grantor by instrument recorded in Book ____, Page ____.

A map showing the above described property is recorded in Plat Book ____ Page ____.

TO HAVE AND TO HOLD 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:

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

Reliance Investment Properties, LLC

By: Charles McCarty
Title: Member manager

STATE OF NC - COUNTY OF GUILFORD

I, the undersigned Notary Public of the County and State aforesaid, certify that Charles McCarty personally came before me this day and acknowledged that he is the MBR/MGR of Reliance Investment Properties LLC, and that by authority duly given and as the act of each 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 18 day of JANUARY, 2024.

My Commission Expires: 6/17/28

Kenneth S. Lucas
NOTARY PUBLIC

