



2024004791 00154

FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT X  
\$502.00

PRESENTED & RECORDED:  
02-15-2024 04:10:07 PM

LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: ANGELA BODE, DP1Y

**BK: RE 3793**  
**PG: 1020-1021**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$502.00 Parcel Identifier No. 6846-60-5234.000 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_

Mail/Box to: Chiarello & Wagner, PLLC, 301 North Main Street, Suite 2503, Winston Salem, NC 27101, Box 179

This instrument was prepared by: Mark J. Chiarello, 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.

Brief description for the Index: Lot 2, Division fo John W. Lindsey Jr., PB 54, PG 38

THIS DEED made this 7<sup>th</sup> day of February, 2024, by and between

GRANTOR

GRANTEE

HREP III NC, LLC  
a Delaware Limited Liability Company  
169 Madison Ave #2485  
New York, NY 10016-5101

Jonathan Valdez Mendoza, unmarried; and  
Selena Perez Chino, unmarried  
3541 Old Greensboro Rd.  
Winston Salem, NC 27101

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, parcel of land or condominium unit situated in the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows:

**BEING ALL OF LOT 2, Divison for John W. Lindsey Jr. as per plat thereof recorded in Plat Book 54, Page 38 in the Office of the Register of Deeds of Forsyth County, North Carolina.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3778 page 4021.

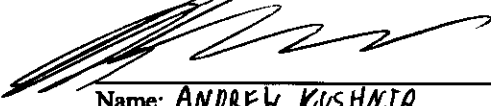
All or a portion of the property herein conveyed \_\_\_\_\_ includes or  does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 54 page 38.

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: Easements, Restrictions, rights of way of public record and current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina , if an entity by its duly authorized representative.

  
Name: ANDREW KUSHNIR

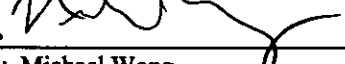
Name: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

HREP III NC, LLC

Entity Name \_\_\_\_\_

By: 

Name: Michael Wong

Title: President

By: \_\_\_\_\_


Name: \_\_\_\_\_

Title: \_\_\_\_\_

NY NEW YORK  
STATE OF ~~NORTH CAROLINA~~, COUNTY OF KING

I, LAWANNA MELVIN, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 7 day of FEBRUARY, 2024 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):  
Michael Wong as President of HREP III NC, LLC

Affix Notary Seal/Stamp  
  
LAWANNA MELVIN  
Notary Public, State of New York  
No. 01ME6410689  
Qualified in Kings County  
Commission Expires November 2, 2024

  
Notary Public (Official Signature)  
My commission expires: 11.2.2024