

2024007068 00060

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$900.00

PRESENTED & RECORDED
 03/07/2024 11:43:42 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3796
PG: 150 - 154

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$900.00

Parcel Identifier No. 6825-56-3664

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

By: _____

Mail to: Atlas Orange, 109 East Mountain Street – Suite D, Kernersville, NC 27284

This instrument prepared by: Rachel M Starnes, a licensed North Carolina attorney, for Atlas Orange

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 11, BLOCK 2, P.H. HANES MAP, WEST HIGHLANDS, PB 2, PG 46

THIS DEED made the 5 day of March, 2024, by and between

GRANTOR	GRANTEE
<p>NC Legacy Residential, LLC <i>A North Carolina Limited Liability Company</i></p> <p>Grantor Address: 243 Calle Esmarca San Clemente, CA 92672</p>	<p>Hermes Xavier Hernandez and wife, Lauren Niell Hernandez</p> <p>Property Address: 1525 & 1527 W Northwest Boulevard Winston-Salem, NC 27104</p>

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 Exhibit "A" attached hereto and incorporated by reference.

The property herein described [] is or is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 3662, Page 832, Forsyth County Registry.

submitted electronically by "Orenstein 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.

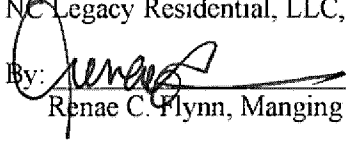
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Subject to easements, rights of way, and other restrictions of record.

(signatures to follow)

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

NC Legacy Residential, LLC, a North Carolina Limited Liability Company

By:  (SEAL)
Renae C. Flynn, Manging Member

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I, _____, a _____, certify that Renae C. Flynn, Manging Member of NC Legacy Residential, LLC personally came before me this day and acknowledged that he/she is Manging Member of NC Legacy Residential, LLC, a Limited Liability Company, and that he/she, as Manging Member, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this ____ day of _____, 2024.

See Attached Acknowledgment - ZSR 3/5
Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 10/27/25

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

On 3/5/2024 before me, Zachary Scott Robertson, Notary Public
(insert name and title of the officer)

personally appeared Renee Flynn
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature] (Seal)

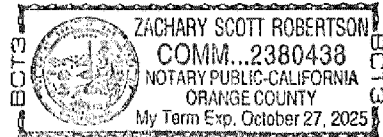


Exhibit "A"

**Property of Hermes X. Hernandez and wife, Lauren N. Hernandez
1525 & 1527 W Northwest Boulevard**

LOT NO. 11 IN BLOCK NO. 2 AS SHOWN ON P.H. HANES MAP OF WEST HIGHLANDS, RECORDED IN PLAT BOOK 2, PAGE 46A (3) IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

The subject property is the same as that property described in Deed Book 3662, Page 832, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6825-56-3664 on the Forsyth County Tax Maps.