

2024007425 00081

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$207.00

PRESENTED & RECORDED

03/11/2024 01:25:52 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3796**PG: 2129 - 2130****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$207.00

Parcel ID: 6825-88-8764

Mail/Box to: Grantee

This instrument prepared by Christopher D. Lane, a licensed NC attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. No titled search requested or performed.

Brief description for the Index: Lot 84, Section No. 1, West-End Hotel and Land Co., PB 8, Pg 83THIS DEED made this 6th day of March, 2024, by and between

GRANTOR	GRANTEE
Sawkenser Investments, LLC a NC Limited Liability Company 3802-A Clemmons Road Clemmons, NC 27012	Andry Polo Pichardo, unmarried 833 West Seventh Street 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 Forsyth County, North Carolina, and more particularly described as follows (the "Property"):

BEING KNOWN AND DESIGNATED as Lot 84, Section No. 1, West-End Hotel and Land Co., which said plat is recorded in Plat Book 8, Page 83, in the Register of Deeds Office of Forsyth County, North Carolina, and to which reference is hereby made for a more particular description.

Physical Address: 833 West Seventh Street, Winston Salem, NC, 27101

Submitted electronically by "Holton Law Firm"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The property hereinabove described was acquired by Grantor by deed recorded in Book DE 3735, Page 616, Forsyth County Registry. A map of said property is located in Plat Book 8, Page 83, Forsyth County Registry.

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

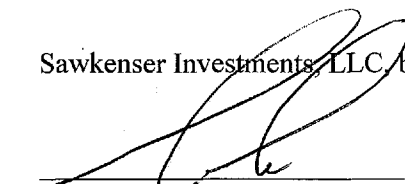
TO HAVE AND TO HOLD in perpetuity the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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:

1. Ad valorem taxes for 2024 and subsequent years; and
2. All easements, restrictions and rights of way of record.

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

Sawkenser Investments, LLC, by:

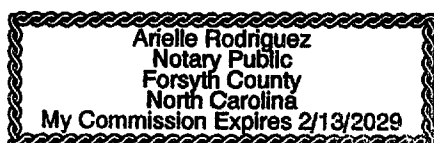
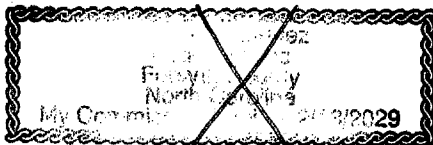

Christopher D. Lane, Member


Forsyth County, North Carolina

I certify that the following person personally appeared before me this day acknowledging to me that he or she signed the foregoing document: Christopher D. Lane, Member of Sawkenser Investments, LLC.

Date: 3/6/24

(Affix Official Seal below)




Official Signature of Notary Public
Notary Public

Print Name: Arielle Rodriguez

My commission expires: 2/13/2029