

2024011476 00106

FORSYTH COUNTY NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

\$440.00

PRESENTED & RECORDED

04/12/2024 01:27:11 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3801**PG: 2265 - 2268****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$440.00

Parcel Identifier No. 6808-90-7712.000

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: Lots 198-201, BETHANIA HEIGHTS, PB 9 PG 108

THIS DEED made the 12 day of April, 2024, by and between

GRANTOR	GRANTEE
F2 HOMES, LLC (a/k/a f2 Homes LLC) <i>a Nevada limited liability company</i>	Miguel Angel Serrano Moreno, unmarried
Grantor Address: 1406 West Friendly Avenue, #1 Greensboro, NC 27403	Property Address: 3425 Hartford Street Winston-Salem, NC 27106

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 3786, Page 4303, 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.

F2 HOMES, LLC (a/k/a f2 Homes LLC) LLC, a Nevada Limited Liability Company

By: *[Signature]* (SEAL)
Joshua W. Fogle, Managing Member

STATE OF NC
COUNTY OF Forsyth

I, Rebecca P. Ward, a Notary Public, certify that Joshua W. Fogle of F2 HOMES, LLC (a/k/a f2 Homes LLC) personally came before me this day and acknowledged that he is the Managing Member of F2 HOMES, LLC (a/k/a f2 Homes LLC), a Limited Liability Company, and that he, as Managing Member, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 12 day of April, 2024.

[Signature]
Official Signature of Notary
Printed or typed name of Notary Rebecca P. Ward

My Commission Expires: 02-24-2027

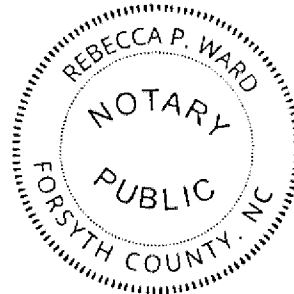


Exhibit "A"

**Property of Miguel Angel Serrano Moreno (unmarried)
3425 Hartford Street**

BEING KNOW AND DESIGNATED as Lot Number 198, 199, 200, 201 as shown on the Map of BETHANIA HEIGHTS, recorded in Plat Book 9 at Pages 107 & 108 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.

The subject property is the same as that property described in Deed Book 3786, Page 4303, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6808-90-7712.000 on the Forsyth County Tax Maps.