

2024011518 00148

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$200.00

PRESENTED & RECORDED
 04/12/2024 03:26:55 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
 BK: RE 3801
 PG: 2564 - 2567

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.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$200.00

Parcel Identifier No. 6836-82-8987.000

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: Joseph Orenstein, 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 30 Overbrook PB 1 PG 5-A

THIS DEED made the 27 day of March, 2024, by and between

GRANTOR	GRANTEE
<p>Minoska Aparicio (unmarried)</p> <p>Grantor Address: 233 Polo Road Winston-Salem, NC 27105</p>	<p>FIMB Properties LLC, a North Carolina Limited Liability Company</p> <p>Grantee Address: 8012 Penman Springs Drive Waxhaw, NC 28173</p> <p>Property Address: 1810 East 17th Street Winston-Salem, NC 27105</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 3761, Page 3376,

Forsyth County Registry.

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.

Minoska (SEAL)
Minoska Aparicio

STATE OF NC

COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Minoska Aparicio personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 27 day of March, 2024.

Mariela Macias

Mariela Macias Notary Public

My commission expires: 11/05/2028

MARIELA MACIAS-VILLALPANDO
Notary Public, North Carolina
Guilford County
My Commission Expires
November 05, 2028

Exhibit "A"

**Property of FIMB Properties LLC, a North Carolina Limited Liability Company
1810 East 17th Street**

BEING KNOWN AND designated as Lot Number 30 on the plat of the property known as Overbrook, as recorded in the Register of Deeds of Forsyth County, North Carolina in Plat Book 1, Page 5-A, the exact description of said lot as shown on the Forsyth County Map governs and also the measurements therein contained.

The subject property is the same as that property described in Deed Book 3761, Page 3376, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6836-82-8987.000 on the Forsyth County Tax Maps.