

2024011627 00073

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$466.00

PRESENTED & RECORDED

04/15/2024 12:43:41 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: TIMOTHY R WILLIAMS, ASST

BK: RE 3801

PG: 3119 - 3121

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: ~~\$466.00~~
466.00

Parcel Identifier No. 6847-24-0349.000

Mail after recording to: Grantee at address shown below

**This instrument was prepared by: CLINT CALAWAY, A LICENSED NORTH CAROLINA ATTORNEY.
DELINQUENT TAXES, IF ANY, TO BE PAID BY THE CLOSING ATTORNEY TO THE COUNTY TAX
COLLECTOR UPON DISURSEMENT OF CLOSING PROCEEDS.**

ADDRESS: 380 KNOLLWOOD SREET, WINSTON-SALEM, NC 27103

THIS DEED made this 12th day of March 2024 by and between

GRANTOR

DO DREAMS, INC.

3509 BLAIRWOOD STREET, HIGH POINT, NC 27265

GRANTEE

**ROMELIA DAMIAN MARIN, A MARRIED WOMAN AND BENJAMIN GARCIA, A SINGLE MAN,
AS JOINT TENANTS**

4202 CARVER SCHOOL ROAD, WINSTON-SALEM, NC 27105

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 and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF FULLY SET FORTH.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3766, Page 3904, Forsyth County Registry.

The above-described property ☐ does ☒ does not include the primary residence of the Grantor.

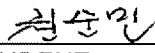
submitted electronically by "Law Office of Clint Calaway"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 except for the exceptions hereinafter stated.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on the day and year first above written.

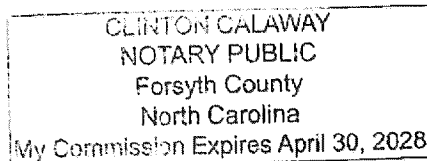
DO DREAMS, INC.

By:  Soonmin Kwon (SEAL)
PRESIDENT

STATE OF NORTH CAROLINA - FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document: **SOONMIN KWON, PRESIDENT OF DO DREAMS, INC.** Witness my hand and official stamp or seal, this the 12 day of March, 2024.

My Commission Expires: 4/30/28




Notary Public

Print Notary Name: Clinton Calaway

EXHIBIT A

BEGINNING at an iron pipe in the northern right-of-way of White Street, said iron being the southeast corner of Lot 6, Section 3, Whitefield Property as described in Plat Book 9, page 178, Forsyth County Registry and the southwest corner of Lot 7, runs thence with the eastern line of Lot 6, N 00-30-00 E 85.00' to an iron pipe, runs thence with a new line through Lot 8, S 87-31-00 E 115.84' to an iron in the western right-of-way of Carver School Road, runs thence with the western right-of-way of Carver School Road, S 12-06-51 W 86.22' to a point at the intersection of Carver School Road and White Street, runs thence along the northern right-of-way of White Street, N 87-31-00 W 101.41' to the point and place of **BEGINNING**, containing 9232 square feet and being all of Lot 7 and the southern 35' of Lot 8, Section 3, Whitefield Property.