

2024012395 00146FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$40.00PRESENTED & RECORDED
04/19/2024 03:42:57 PMLYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY**BK: RE 3802**
PG: 2827 - 2829

Excise Tax: \$40.00

Tax Info: PIN 5897-45-6180.00

Mail deed & tax bills to: Grantee(s) @ 4768 Cherry Street, Winston-Salem, NC 27105

This instrument was prepared by: A. Gregory Schell, Attorney

Brief Description for the index

Lot 49 of Salem West, Section Two

NORTH CAROLINA GENERAL WARRANTY DEEDTHIS DEED made the 19 day of April, 2024 by and between

GRANTOR	GRANTEE
LAUDIS HOLDINGS, LLC, A North Carolina Limited Liability Company Grantor Address: 3148 Robinhood Road Winston-Salem, NC 27106	ALEJANDRO BENITEZ BORJA and spouse, ROSEL MARTINEZ VICTORIO Grantee Address: 4768 Cherry Street Winston-Salem, NC 27105 Property Address: 5304 Westrock Drive Pfafftown, NC 27040

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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, or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A

submitted electronically by "Schell Law Office, PA"
 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 instrument recorded in Book 3759, Page 2735. A map showing the above described property is recorded in Plat Book 28, Page 196.

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: N/A

Title to the property hereinabove described is subject to the following exceptions: EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY. 2024 AD VALOREM TAXES.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

The property being conveyed does NOT include the primary residence of Grantor. (Per NCGS §105-317.2)

LAUDIS HOLDINGS, LLC

By: *Lucien J. Houenou* (SEAL)
LUCIEN J. HOUENOU, President/Member Manager

SEAL-STAMP

A. GREGORY SCHELL
NOTARY PUBLIC
Forsyth County
North Carolina
My Commission Expires February 18, 2029

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH

I, A. GREGORY SCHELL, a Notary Public of the aforesaid County and State, certify that LUCIEN J. HOUENOU, either being personally known to me or proven by satisfactory evidence, who is President/Member Manager of LAUDIS HOLDINGS, LLC, a North Carolina limited liability company, personally appeared before me this day and acknowledged that he is President/Member Manager of LAUDIS HOLDINGS, LLC and that as President/Member Manager being duly authorized to do so, voluntarily executed the foregoing instrument on behalf of said company for the purposes and in the capacity stated therein. Witness my hand and official stamp or seal, this the 19 day of April, 2024.

A. Gregory Schell
Notary Public Name: A. GREGORY SCHELL
My commission expires: 2/18/2029

EXHIBIT A

BEING KNOWN AND DESIGNATED as Lot 49 as shown on the map of SALEM WEST, SECTION TWO, as recorded in Plat Book 28, Page 196 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a particular description.

LJH