

**2024016850 00112**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$510.00**

PRESENTED & RECORDED  
 05/24/2024 02:25:00 PM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: ANGELA BOOE, DPTY  
**BK: RE 3808**  
**PG: 1163 - 1166**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$510.00

Parcel Identifier No. 6823-02-8387.000

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: Lot 22, Fairview Estates, Section Number Two, PB 17, PG 122

THIS DEED made the \_\_ 24 \_\_ day of \_\_\_\_\_ May \_\_\_\_\_, 2024, by and between

GRANTOR	GRANTEE
<p><b>G.A.S.S. Properties LLC</b>                      (a/k/a G.A.S.S. Properties, LLC)  <i>a North Carolina Limited Liability Company</i></p> <p>Grantor Address:                      6050 Tumbleweed Trail                      Winston-Salem, NC 27103</p>	<p><b>Sandra B. Rubio Perez (unmarried)</b></p> <p>Property Address:                      1670 Fairview Boulevard                      Winston-Salem, NC 27127</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 3789, Page 1975, 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.

G.A.S.S. Properties LLC (a/k/a G.A.S.S. Properties, LLC), a North Carolina Limited Liability Company

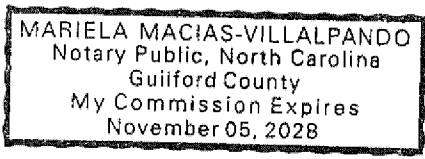
By: *Georgios Kalampalikis* (SEAL)  
Georgios Kalampalikis, Manager

STATE OF NC  
COUNTY OF FORSYTH

I, Mariela Macias, a Notary Public, certify that Georgios Kalampalikis, Manager of G.A.S.S. Properties LLC (a/k/a G.A.S.S. Properties, LLC) personally came before me this day and acknowledged that he/she is a Manager of G.A.S.S. Properties LLC (a/k/a G.A.S.S. Properties, LLC), a Limited Liability Company, and that they, as Managers, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 24 day of May, 2024.

*Mariela Macias*  
Official Signature of Notary  
Printed or typed name of Notary Mariela Macias



My Commission Expires: 11/05/2028

**Exhibit "A"**

**Property of Sandra B. Rubio Perez (unmarried)  
1670 Fairview Boulevard**

BEING known and designated as Lot Number 22 as shown on the Map of Fairview Estates, Section Number Two as recorded in Plat Book 17, page 122, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The subject property is the same as that property described in Deed Book 3789, Page 1975, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6823-02-8387.000 on the Forsyth County Tax Maps.