

2024020025 00090FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$60.00PRESENTED & RECORDED
06/20/2024 12:28:16 PMLYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3812
PG: 810 - 811North Carolina General Warranty Deed

Excise Tax: \$60.00

Mail/Box to: GranteeThis instrument was prepared by: Mark J. Chiarello, a licensed North Carolina attorney. 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 41 Parkview**THIS DEED made this 18 day of June, 2024, by and between:

GRANTOR

Yenny Nava Sanchez, **an Unmarried Person****2400 N. Glenn Ave
Winston-Salem, NC 27105**

GRANTEE

DEMI Construction, LLC
A NC Limited Liability Company**10866 River Oaks Dr Nw
Concord, NC 28027**

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 North Carolina and more particularly described as follows:

BEING known and designated as Lot numbers 41 on the map of Parkview as recorded in Plat Book 8, Page 50 in the Office of the Register of Deeds for Forsyth County, to which map reference is hereby made for a more definite and particular description.Tax ID **6836-74-5960.000**submitted electronically by "Hejirika 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.

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 3728, Page 386**

References in the back chain of title to Lot 42 are typographic errors. Grantor and her predecessors only had title to Lot 41.

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 said Grantor does covenant that he is seized of said premises in fee and has the right to convey the same in fee simple; that the same are free from encumbrances; and that he will warrant and defend the said title to the same against the claims of all persons whatsoever with the exception of the following items:

Easements, Restrictions, and rights of way of public record; and current year ad valorem taxes.

Subject property is ___ is not X the Grantors primary residence.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Yenny Nava Sanchez
Yenny Nava Sanchez

North Carolina

Forsyth County

I, Mark J. Chiarello, a Notary Public for Forsyth County, North Carolina, do hereby certify that **Yenny Nava Sanchez** appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this the 18 day of June, 2024.

Mark J. Chiarello
Notary Public
My Commission Expires: 9/7/25

