

2024020036 00101

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$352.00

PRESENTED & RECORDED
06/20/2024 12:45:34 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3812

PG: 881 - 884

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$352.00

Parcel Identifier No. 6844-32-8733.000

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 8, Re-subdivision Property of Lewis Long PB 18, PG 18

THIS DEED made the 29 day of May, 2024, by and between

GRANTOR	GRANTEE
<p>Passive Holdings, LLC</p> <p>Grantor Address: <u>15664 So. Thunder gulch pk.</u> <u>Bluffdale, UT 84065</u></p>	<p>Ingris Yohana Juarez Mena</p> <p>Property Address: 2617 Lewis Street Winston-Salem, NC 27107</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 3792, Page 1054, 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.

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.

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.

Passive Holdings, LLC, a Limited Liability Company

By: [Signature] (SEAL)
Cody Hofhine, Member

STATE OF Utah
COUNTY OF Salt Lake

I, Shanae Welsh, a Notary Public, certify that Cody Hofhine of Passive Holdings, LLC personally came before me this day and acknowledged that he/she is Member of Passive Holdings, LLC, a Limited Liability Company, and that he/she, as Member, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 29 day of May, 2024.

[Signature]
Official Signature of Notary
Printed or typed name of Notary Shanae Welsh

My Commission Expires: 04-05-28



Exhibit "A"
Property of Ingris Yohana Juarez Mena
2617 Lewis Street

BEING KNOWN AND DESIGNATED as Lot No. 8 as shown on the map of Re-subdivision of Lots Nos. 18 through 26, Property of Lewis Long as recorded in Plat Book 18, Page 18 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 3792, Page 1054, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6844-32-8733.000 on the Forsyth County Tax Maps.