

**2024020055 00120**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$464.00**

PRESENTED & RECORDED  
 06/20/2024 01:40:16 PM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: OLIVIA DOYLE, ASST  
**BK: RE 3812**  
**PG: 1031 - 1034**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$464.00

Parcel Identifier No. 6858-98-5709

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: Rob Sosower, 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: New Lot 3, "Survey of 4032 Mecum Road", PB 78, PG 182

THIS DEED made the 17 day of June, 2024, by and between

GRANTOR	GRANTEE
<b>Zameen Estates LLC</b> <i>a North Carolina Limited Liability Company</i>	<b>Sara Denise Estrada Pacheco</b>
Grantor Address: 130 Stanley Farm Road Kernersville, NC 27284	Property Address: 4032 Mecum Road Walkertown, NC 27051

*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 3787, Page 3196, Forsyth County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto

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.

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.

Zameen Estates LLC, a North Carolina Limited Liability Company

By: Deepakkumar M. Patel (SEAL)  
Deepakkumar M. Patel, Manager

STATE OF NC  
COUNTY OF FORSYTH

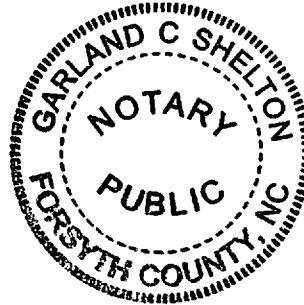
I, GARLAND C SHELTON, a Notary Public, certify that Deepakkumar M. Patel, Manager of Zameen Estates LLC personally came before me this day and acknowledged that he/she is Manager of Zameen Estates LLC, a Limited Liability Company, and that he/she, as Manager, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 17 day of JUNE, 2024.

[Signature]

Official Signature of Notary  
Printed or typed name of Notary

My Commission Expires: 6-23-2027



**Exhibit "A"**  
**Property of Sara Denise Estrada Pacheco**  
**4032 Mecum Road**

BEING KNOWN AND DESIGNATED as New Lot 3 as shown on that plat entitled "Survey of 4032 Mecum Road", as recorded in Plat Book 78, at Page 182 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 part of that property described in Deed Book 3787, Page 3196, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6858-98-5709 on the Forsyth County Tax Maps.