

2024021360 00146FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$51.00

PRESENTED & RECORDED

06/28/2024 02:12:52 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3814**PG: 2 - 5****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$51.00

Parcel Identifier No. 6845-38-4243

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: Lots 12, 13, & 14, MASTEN PARK, PB 2, PG 19

THIS DEED made the 28 day of June, 2024, by and between

GRANTOR	GRANTEE
<p>Monica A. Lozano Fernandez (a/k/a Monica A. Lozano) (unmarried)</p> <p>Grantor Address: 410 Leak Avenue Wadesboro, NC 28170</p>	<p>CJB Capital Investments LLC <i>a North Carolina Limited Liability Company</i></p> <p>Property Address: Mount Vernon Avenue Winston-Salem, NC 27101</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 3501, Page 2448, 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.

Monica A. Lozano Fernandez (SEAL)
Monica A. Lozano Fernandez (a/k/a Monica A. Lozano)

STATE OF NC
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Monica A. Lozano Fernandez (a/k/a Monica A. Lozano) personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 28 day of June, 2024.



Kami L. Keaton
Kami L. Keaton Notary Public
My commission expires: 10-22-2028

Exhibit "A"

**Property of CJB Capital Investments LLC, a North Carolina Limited Liability Company
Mount Vernon Avenue**

Being located on Mt. Vernon Avenue, and being known and designated as Lot #s 12, 13, and 14, as shown on the map of MASTEN PARK, as recorded in Plat Book 2, Page 19 Public Registry of Forsyth County, North Carolina; being the same property as that described in Book 1429, Page 819 Public Registry of Forsyth County, North Carolina.

The subject property is the same as that property described in Deed Book 3501, Page 2448, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6845-38-4243 on the Forsyth County Tax Maps.