

2024021698 00030

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$240.00

PRESENTED & RECORDED
07/02/2024 09:40:43 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST

BK: RE 3814
PG: 1746 - 1748

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$240.00

Parcel Identifier No.: 6836-64-7942.000

Mail after recording to: B&B Development SRQ LLC, 5325 Ashton Court, Sarasota, FL34233

This instrument was prepared by: Hejirika Law, PLLC, 1100 Kenilworth Avenue, Suite 215, Charlotte, NC 28204

Title Company: Harbor City Title Insurance Agency of NC, Inc.

Brief Description from the Index: LOT 79, FAIRVIEW

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

GRANTOR

Simple Solutions RE LLC, a Delaware Limited Liability Company

2022 Warwickshire Drive
Greensboro NC 2745

GRANTEE

B&B Development SRQ LLC, a Florida Limited Liability Company

Property Address:
1207 East 23rd Street
Winston-Salem, NC 27105
Mailing Address:
5325 Ashton Court
Sarasota, FL34233

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 City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

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 3814, Page 1494 in Forsyth County Registry.

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.

A map showing the above described property is recorded in Plat Book 8, Page 91 and referenced within this instrument.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

APPLICABLE ZONING.

ANY EASEMENTS AND RIGHTS OF WAY FOR SERVICE LINES, ROADS AND UTILITES AS MAY BORDER OR CROSS THE PROPERTY, INCLUDING THE SUBDIVISION STREETS AS SHOWN ON THE RECORDED PLAT.

ANY EASEMENTS RESERVED IN THE RESTRICTIVE COVENANTS, INCLUDING HOMEOWNERS' ASSOCIATION PROVISIONS.

APPLICABLE RESTRICTIVE COVENANTS OF RECORD AND STREET ASSESSMENTS.

2024 REAL PROPERTY TAXES.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

Simple Solutions RE LLC, a Delaware Limited Liability Company

By: *Julian Robert Serpe*
Julian Robert Serpe, Owner

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, Cesar A. Escobar III, a Notary Public, certify that Julian Robert Serpe, Owner of Simple Solutions RE LLC personally came before me this day and acknowledged that he/she is Owner of Simple Solutions RE LLC, a Limited Liability Company, and that he/she, as Owner, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

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

Cesar A. Escobar III
Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 11-13-2027

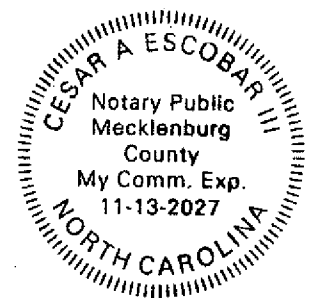


Exhibit "A"

BEING KNOWN AND designated AS Lot No. Seventy Nine (79) as shown on plat of Fairview, Plat of said property being recorded in Deed Book 90 at Page 589, and in Plat Book 8, at Page 91 in the Office of the Register of Deeds of Forsyth County , North Carolina, reference to which is hereby made.

Commonly known as property address: 1207 East 23rd Street, Winston-Salem, NC 27105
Parcel ID: 6836-64-7942.000