

2024024281 00020FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$378.00

PRESENTED & RECORDED

07/23/2024 09:27:01 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3817**PG: 2258 - 2261****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$378.00

Parcel Identifier No. 6834-92-1215.000

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: 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: Lot 51, Rosie Street Homes, Sec 2, PB 24, Pg 86

THIS DEED made the 22 day of July, 2024, by and between

| GRANTOR | GRANTEE |
|---|--|
| <p>Crown Shared Holdings Inc (a/k/a Crown Shared Holdings, Inc) <i>a North Carolina Corporation</i></p> <p>Grantor Address: 141 East Sprague Street Winston-Salem, NC 27127</p> | <p>Maria J. Silva-Hernandez (unmarried)</p> <p>Property Address: 815 Woodcote Drive 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 3797, Page 1524, 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.


~~Crown Shared Holdings Inc~~ (a/k/a Crown Shared Holdings, Inc), a North Carolina Corporation

By:  (SEAL)
Diego Ardon, Chief Executive Officer

STATE OF NC
COUNTY OF Forsyth

I, Rebecca P. Ward, a Notary Public, certify that Diego Ardon, Chief Executive Officer of Crown Shared Holdings Inc (a/k/a Crown Shared Holdings, Inc) personally came before me this day and acknowledged that he/she is Chief Executive Officer of Crown Shared Holdings Inc (a/k/a Crown Shared Holdings, Inc), a Corporation, and that he/she, as Chief Executive Officer, being authorized to do so, executed the foregoing on behalf of the Corporation.

Witness my hand and official seal this 22 day of July, 2024.


Official Signature of Notary
Printed or typed name of Notary Rebecca P. Ward

My Commission Expires: 02-24-2027

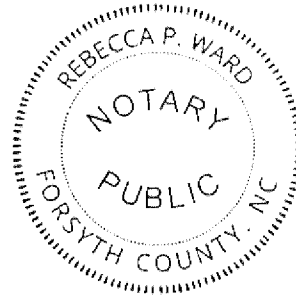


Exhibit "A"
Property of Maria J. Silva-Hernandez (unmarried)
815 Woodcote Drive

BEING KNOWN AND DESIGNATED as Lot Number 51 as shown on the Map of Rosie Street Homes, Section 2, recorded in Plat Book 24, Page 86, 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 3797, Page 1524, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6834-92-1215.000 on the Forsyth County Tax Maps.