

2024024670 00050

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$606.00

PRESENTED & RECORDED

07/25/2024 12:43:29 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3817

PG: 4428 - 4430

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$606.00

Parcel Identifier No.: 5896-76-0288.000

Brief description for index: **Lots 57, 58, & 59, Sunshine Development**

Mail deed/taxes after recording to Grantee: **5197 Fleetwood Circle, Winston Salem, NC 27106**

This instrument was prepared by: **Patti D. Dobbins, Attorney at Law**

THIS DEED made this 26th day of July, 2024 by and between

<p>GRANTOR: 360visionbuilds, llc, a North Carolina Limited Liability</p> <p>Address: 1541 Wharton Ave. Winston Salem, NC 27127</p>	<p>GRANTEE: ROMELIO P. SIERRA and wife, MARIA TERESA SIERRA</p> <p>and</p> <p>DANIELLE PURVIS (unmarried)</p> <p>Property Address: 5197 Fleetwood Circle Winston Salem, NC 27106</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.

WITNESSTH, 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 herein by reference.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3793, Page 2506, FORSYTH County Registry.

"This instrument prepared by: PATTI D. DOBBINS, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds."

submitted electronically by "Patti D Dobbins, Attorney at 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 4, Pages 176 (1-2), and referenced within this instrument.

Does the above described property include the primary residence? YES NO

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 has done nothing to impair such title as Grantor received, and 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:

Restrictive covenants, easements and rights of way of record, if any.
Ad valorem taxes for the current year.

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

360visionbuilds, llc:

By: [Signature]
SARKAFT BARWARI

Title: Chief Executive Officer

SEAL-STAMP WENDY B. MILLER Notary Public Forsyth County, NC	STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u> I, <u>Wendy B Miller</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u> , do hereby certify that SARKAFT BARWARI personally came before me this day and acknowledged that he/she is Chief Executive Officer of 360visionbuilds, llc and acknowledged, on behalf of 360visionbuilds, llc , the grantor, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>25th</u> day of <u>July</u> , 2024. My Commission Expires: <u>10/18/2024</u> <u>Wendy B Miller</u> Notary Public
---	--

EXHIBIT "A"

LEGAL DESCRIPTION

Being all of Lots 57, 58, and 59, Sunshine Development, as shown on a map thereof recorded in Plat Book 4, page 176 (1-2), Forsyth County Registry.

PROPERTY ADDRESS: 5197 FLEETWOOD CIRCLE, WINSTON SALEM, NC 27106

PARCEL ID #: 5896-76-0288.000