

2024024705 00085

FORSYTH COUNTY NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED

07/25/2024 02:01:17 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3818

PG: 161 - 163

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0

Parcel Identifier No: 6834803814000

Prepared By: Lance A. Wootton

Return to : Grantee

The property transferred herein includes does not include the primary residence of the grantor.

THIS DEED made this 16th day of July , 2024, by and between:

GRANTOR	GRANTEE
Jazmin Management Investments, LLC, a Texas limited liability company 7603 Avenue K, Houston, TX 77012	Rosalia Manriquez 3300 Kirby St, Winston Salem, NC 27107

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 the State of North Carolina, and more particularly described as follows:

See Exhibit A.

The Property hereinabove described was acquired by Grantor by instrument recorded in Book 3688 at Page 883. A map showing the above described property is recorded in Plat Book _____, Page _____

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:

Easements and restrictions of record.

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 officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

IN TESTIMONY WHEREOF, the said Grantors have hereunto set their hands and seal, the day and year first above written.

Jazmin Management Investments, LLC, a Texas limited liability company

By: [Signature]
NAME: Claudio Garcia
Title: Member/Manager

_____(SEAL)

_____(SEAL)

_____(SEAL)

By: Owner
Name:
Title:

_____(SEAL)

State of Texas / County of Harris

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Claudio Garcia. Witness my hand and official stamp or seal this 22 day of July, 2024.

My Commission Expires: 09-21-2025
(SEAL - STAMP)

[Signature]
Notary Public

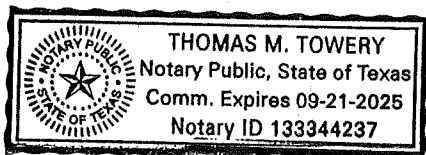


EXHIBIT "A"

- 3300 Kirby Street, Winston-Salem, NC (PIN 6834-80-3814.00)

BEGINNING AT AN IRON STAKE, THE SOUTHWEST CORNER OF BARNEY AVENUE AND KIRBY STREET AS WIDENED BY THE CITY OF WINSTON-SALEM, AND RUNNING THENCE SOUTH 04 DEGS. 00 MIN. WEST 48 FEET ALONG THE WEST MARGIN OF KIRBY STREET TO AN IRON STAKE, THE NORTHEAST CORNER OF LOT NO. 53; THENCE RUNNING NORTH 88 DEGS. 00 MIN. WEST 95 FEET WITH THE NORTH LINE OF LOT NO. 53 TO AN IRON STAKE, THE NORTHWEST CORNER OF LOT NO. 63; THENCE RUNNING NORTH 04 DEGS. 00 MIN. EAST 48 FEET TO AN IRON STAKE IN THE SOUTH MARGIN OF BARNEY AVENUE; THENCE RUNNING SOUTH 88 DEGS. 00 MIN. EAST 95 FEET WITH THE SOUTH MARGIN OF BARNEY AVENUE TO THE PLACE OF BEGINNING, AND BEING KNOWN AND DESIGNATED AS THE WESTERN PORTION OF LOT NOS. 64 AND 65 AS SHOWN ON THE MAP OF ROSEDALE, SECTION 1 AS RECORDED IN PLAT BOOK 1, PAGE 93 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA.