

2024025089 00135

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$260.00

PRESENTED & RECORDED

07/29/2024 03:57:13 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3818**PG: 2454 - 2456**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$260.00

Parcel Identifier No.: 6847-63-8680.000

Mail after recording to: Wilfredo Antonio Alvarez Amaya, 4016 Northampton Drive, Winston-Salem, NC 27105

This instrument was prepared by: Thomas Prince, Licensed NC Attorney for Ashburg & Prince, PLLC
 112 S Tryon St, Ste 809, Charlotte, NC 28284

Brief Description from the Index:

THIS DEED made this 29th day of July, 2024, by and between

GRANTOR

Atlas Property Solutions LLC, a North Carolina Limited
 Liability Company

112 South Tryon Street
 Suite 809
 Charlotte, NC 28280

GRANTEE

Wilfredo Antonio Alvarez Amaya, unmarried

4016 Northampton Drive
 Winston-Salem, NC 27105

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 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 3071, Forsyth County Registry.

A map showing the above-described property is recorded in Plat Book __, Page __, 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:

1. Any liens, restrictions, or encumbrances in the public records for Forsyth County.
2. Ad valorem taxes for the current year.

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.


Atlas Property Solutions LLC, a North Carolina Limited Liability Company

By: 
Julio Solis, Managing Member

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, Isabel Smith, a Notary Public, certify that Julio Solis, Managing Member of Atlas Property Solutions LLC, personally came before me this day and acknowledged that he, as Managing Member, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 29th day of July, 2024.


Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 12/13/28

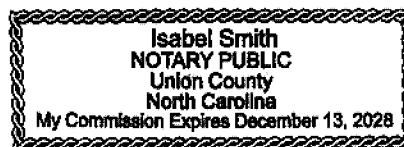


Exhibit "A"

ADJOINING the lands of Elisha Sills, J.F. Hampton and others, bounded as follows:

Viz: BEGINNING at an iron stake on the West side of Mickey Mill Road; thence North 88° West 524 feet to an iron stake in Sill's line; thence South 03° West 100 feet to an iron stake, J.F. Hampton's corner; thence South 88° East with his line 484 feet to an iron pipe on the West side of Old Road; thence North 15° East 29 feet; thence South 84° East 18 feet to an iron stake on the West side of new road; thence North 16° 30" East 74 feet to the beginning, containing 1.14 acres.

Tax Parcel Number: 6847-63-8680.000

Property Address: 4016 Northampton Drive, Winston-Salem, NC 27105