

2024025917 00144
FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$534.00
PRESENTED & RECORDED
08/02/2024 04:42:21 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3819
PG: 3095 - 3097

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$534.00

Parcel Identifier Number: 6848-30-2835.000 Verified by Forsyth County

By: _____

Mail/Box to: Grantee at Mailing Address

This instrument was prepared by: Coltrane & Overfield PLLC, 106 N. Elm St., Ste. 300, Greensboro, NC 27401

Brief description for the Index: Metes & Bounds

THIS DEED made this 2nd day of August, 2024 by and between

GRANTOR	GRANTEE
<p>Flatland Concrete Contracting LLC, a North Carolina limited liability company</p> <p><u>Forwarding Address:</u> 4484 Jerry Street Trinity, NC 27370</p>	<p>Carlos Sosa Acevedo, unmarried</p> <p><u>Property & Mailing Address:</u> 4714 White Rock Road Winston-Salem, NC 27105</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 the Winston-Salem Township, Forsyth County, North Carolina and more particularly described as follows:

PLEASE SEE ATTACHED EXHIBIT "A"

All or a portion of the property herein conveyed [] includes or [X] does not include the primary residence of a Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3771 Page 4497.

A map of the property conveyed is recorded at Plat Book ----- Page -----.

NC Bar Association Form No. 3 © 1976, Revised © 1/1/2010
Printed by Agreement with the NC Bar Association

submitted electronically by "Coltrane & Overfield, 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:

Easements, restrictions and rights of way of record as well as ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Flatland Concrete Contracting LLC

[Signature] **Member/Manager** (SEAL)

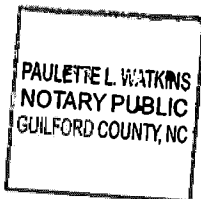
By: Vicente Luna Rivera, Member/Manager

State of North Carolina

County of Guilford

I, the undersigned Notary Public of the County and State aforesaid, certify that **Vicente Luna Rivera** personally came before me this day and acknowledged that s/he is the **Member/Manager** of **Flatland Concrete Contracting LLC**, a limited liability company, and that by authority duly given and as the act of such entity, s/he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 21 day of August, 2024.

My Commission Expires: 7/1/2028
(Affix Seal)



Paulette L. Watkins
Paulette L. Watkins Notary Public
Notary's Printed or Typed Name

Exhibit A

Property Description

Parcel #: 6848-30-2835.000

Property Address: 4714 White Rock Road, Winston-Salem, NC 27105

BEGINNING at an iron stake located in the West right-of-way line of White Rock Road; said iron stake being the southeast corner of the property deeded to Michael Blankenship and wife in Deed Book 1541, Page 2001 Forsyth County Registry; thence from said beginning point with the right-of-way of White Rock Road South 5 degrees 00' East 85 feet to an iron stake; thence North 87 degrees 30' West 200 feet to an iron stake; thence North 8 degrees 00' East 80 feet to an iron stake; thence South 89 degrees 00' East 180 feet to the point and place of beginning. Being further described as lot 7M on the property of C. W. Myers Trading Post, Inc., an unrecorded survey by William O. Doggett dated September 11, 1963 (copy of said map attached hereto is Exhibit A). Being in all respects the property conveyed by deed to C. W. Myers Trading Post, Inc. in Book 1204, Page 1509 Forsyth County Registry.