

2024027765 00056

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$490.00

PRESENTED & RECORDED
 08/19/2024 12:31:29 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3822
PG: 260 - 263

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$490.00

PARCEL IDENTIFIER NO. 6808-90-4890

VERIFIED BY _____ COUNTY ON THE ____ DAY OF _____, 2024

THIS INSTRUMENT WAS PREPARED BY: 24 HOUR CLOSING

RETURN TO: GRANTEE *prepared without the benefit of title examination*

BRIEF DESCRIPTION FOR THE INDEX: 3500 Hartford St. , _____

THIS DEED made this 25th day of July, 2024, by and between

GRANTOR	GRANTEE
Beachbreak Homes, Inc., a California Corporation Mailing Address: 1611-A S. Melrose Drive Unit 393 Vista, CA 92081	Santana Marisol Rivera and husband, Luis Fernando Osorio Property Address: 3500 Hartford St. Winston Salem, NC 27106 Mailing Address: 1412 S. Semi Place Fullerton, CA 92833

WITNESSETH: That said Grantor has remained and released and by these presents do remise, release, convey and forever convey unto Grantee, their heirs, and/or successors and assigns, all right, title, claim and interest of the Grantor in and to a certain lot(s) or parcel of land situated in the City of Winston Salem, Forsyth County, North Carolina, and more particularly described as follows:

SEE EXHIBIT "A" - LEGAL DESCRIPTION

All or a portion of the property herein conveyed (____) includes or (X) does not include the primary residence of a Grantor.

The properties hereinabove described was acquired by Grantor by instrument recorded in Book **RE 3801** at Page **1865**.

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 lawful claims of all persons whomsoever, other than the following exceptions:

Submitted electronically by "Roberson, Haworth & Reese, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All such valid and enforceable easements, restrictions and rights of way of record and the lien of ad valorem taxes for the current year which the grantee herein assumes and agrees to pay.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal the day and year first above written.

BEACHBREAK HOMES, INC., a California corporation

BY: 

Adam Jones

President

STATE OF CALIFORNIA

COUNTY OF _____

I certify that Adam Jones, President of BEACHBREAK HOMES, INC., a California corporation, who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day; acknowledging to me that he voluntarily signed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this ____ day of July, 2024.

Notary Signature: _____

[Notarial Seal]

Notary's Printed Name: _____

My Commission Expires: sep. 19, 2026

*See Attached All Purpose CA
Acknowledgement/Jurat*

CALIFORNIA ACKNOWLEDGMENT

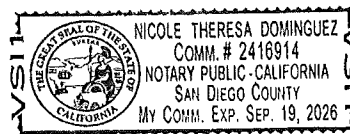
A notary or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

On 07/25/2024 before me, Nicole Theresa Dominguez, Notary Public, personally appeared Adam Jones, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/hers/their signature(s) on the instrument the person(s), or the entity upon behalf of which the persons(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the above paragraph is true and correct.

WITNESS my hand and official seal.



Signature

Nicole Theresa Dominguez

(Seal)

NOTARIZED DOCUMENT TITLE:

North Carolina General Warranty Deed

EXHIBIT "A"

BEING a tract located on the west side of Marshall Street, now called Hartford Street, and being known and designated as Lot Nos. 225, 226 and 227 on the map of Bethania Heights, as recorded in Plat Book 9, Pages 107 and 108 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more definite and particular description.

Property Address: 3500 Hartford Street, Winston-Salem, NC 27106

Parcel #: 6808-90-4890.000