

2024028118 00084

FORSYTH COUNTY NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

\$309.00

PRESENTED & RECORDED

08/21/2024 01:42:07 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3822**PG: 2406 - 2408****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$309.00

Parcel Identifier No.: 6827-72-9225.000

Mail after recording to: Grantee(s)

This instrument was prepared by: Stegall & Clifford, PLLC, 202 Fair Oaks Lane, Winston-Salem, NC 27127

Brief Description from the Index: Lot 16, Daltonia

THIS DEED made this 21st day of August, 2024, by and between

GRANTOR

Flagges Properties LLC, a North Carolina Limited Liability Company

Mailing Address: 4806 Old Thomasville Road
Winston-Salem, NC 27107**GRANTEE**

Juan Carlos Navarrete Noyola, an unmarried person

Property Address: 4021 Dalton Street, Winston-Salem, NC
27105Mailing Address: 1103 Greenwich Road
Reidsville, NC 27320

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 , City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:**See Exhibit "A" Attached Hereto and Made a Part Hereof**Is the property the primary residence of the Grantors? **No**The property herein described was acquired by Grantor by instrument recorded in Book 2595, Page 4317, Forsyth County Registry.A map showing the above described property is recorded in Plat Book 10, Page 75, 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:

Easements, rights-of-way, and restrictions of record or visible upon the described property, and to 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.

Flagges Properties LLC, a North Carolina Limited Liability Company

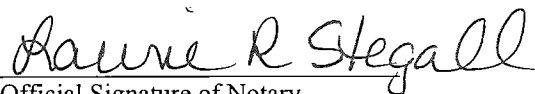
By: 

William Stanfield, Member/Manager

STATE OF NORTH CAROLINA
COUNTY OF DAVIDSON

I, Laurie R Stegall, certify that William Stanfield, Member/Manager of Flagges Properties LLC personally came before me this day and acknowledged that he/she is Member/Manager of Flagges Properties LLC, a Limited Liability Company, and that he/she, as Member/Manager, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 21st day of August, 2024.



Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 4/16/25

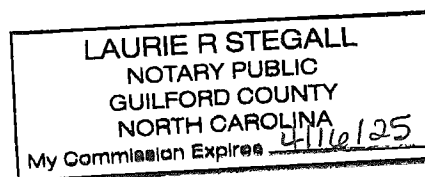


Exhibit "A"

Being known and designated as Lot No. 16, as shown on the Plat of Daltonia, No. 3, Block 5, as recorded in Plat Book 10, Page 75, in the Office of the Register of Deeds of Forsyth County, reference to which is hereby made for a more particular description. For further reference, see Deed Book 1835, Page 290, Forsyth County Registry. Together with improvements located thereon; said property being located at 4021 Dalton Street, Winston-Salem, North Carolina.

Parcel ID # 6827-72-9225.000

Property Address: 4021 Dalton Street, Winston-Salem, NC 27105