

**2024029439 00108**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$174.00**

PRESENTED & RECORDED  
08/30/2024 01:21:05 PM

**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE, ASST

**BK: RE 3824**  
**PG: 875 - 877**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 174.00

Parcel Identifier No. 6834-80-3814.000 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_  
By: \_\_\_\_\_

Mail/Box to: The Fife Law Firm, PA, 8366 Six Forks Rd., Ste. 104, Raleigh, NC 27615

This instrument was prepared by: The Fife Law Firm, PA, 8366 Six Forks Rd., Ste. 104, Raleigh, NC 27615

Brief description for the Index: LOT 54 & 55 Rosedale.

THIS DEED made this 30th day of August, 2024, by and between

GRANTOR	GRANTEE
Rosalia Manriquez, unmarried 4244 Indiana Ave Winston-Salem, NC 27105	Trygve Enterprises, LLC A North Carolina Limited Liability Company 544 Pylon Drive Raleigh, NC 27606

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of Winston-Salem, \_\_\_\_\_ Township, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A"

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3818 page 161.

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

A map showing the above described property is recorded in Plat Book   1   page   93  .

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:

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

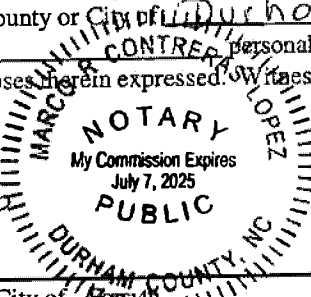
By: \_\_\_\_\_ (Entity Name) Rosalia Manriquez (SEAL)  
Print/Type Name: Rosalia Manriquez

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

State of North Carolina - County or City of Durham  
I, the undersigned Notary Public of the County or City of Durham and State aforesaid, certify that Rosalia Manriquez personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes herein expressed. Witness my hand and Notarial stamp or seal this 30th day of August, 2024.



My Commission Expires: 07/07/2025  
(Affix Seal) Marco Contreras Lopez Notary Public  
Notary's Printed or Typed Name

State of North Carolina - County or City of Forsyth  
I, the undersigned Notary Public of the County or City of Forsyth and State aforesaid, certify that \_\_\_\_\_ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 30th day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
(Affix Seal) \_\_\_\_\_ Notary Public  
Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_  
I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that \_\_\_\_\_ he is the \_\_\_\_\_ of \_\_\_\_\_, a North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, \_\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
(Affix Seal) \_\_\_\_\_ Notary Public  
Notary's Printed or Typed Name

## Exhibit "A"

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 northwest corner of lot no. 53; thence running North 86 degs 00 min West 95 feet with the north line of lot no. 53 to an iron stake, the northwest corner of lot no. 53; thence running North 04 Degs 00 min East 48 feet to an iron stake in the south margin of Barney Avenue; thence running South 86 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. 54 and 55 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.