

2024031012 00142

FORSYTH COUNTY NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED

09/12/2024 04:30:27 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3826**PG: 77 - 79****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ NTC

Parcel Identifier No.: 6826-95-9653 (Block 1462, Lot 004); 6824-67-2689 (Block 2464, Lot 001)

Mail tax bills to Grantee: 415 West Twenty-Fifth Street, Winston-Salem, NC 27105

This instrument was prepared by: T. Thomas Kangur, Jr., a licensed North Carolina attorney. Delinquent taxes, if any to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

(no title search requested or performed)

Brief description for the Index: 2 parcels

THIS DEED made this 12 day of September, 2024 by and between,

GRANTOR	GRANTEE
LUIS JOSE NATAL (unmarried)	GRAND CHIMU HOMES, LLC a North Carolina limited liability company
Mailing Address: 415 West Twenty-Fifth Street, Winston-Salem, NC 27105	Mailing Address: 415 West Twenty-Fifth Street, 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 Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

Property Address: 415 West Twenty-Fifth Street, Winston-Salem, NC 27105
1733 Lancelot Lane, Winston-Salem, NC 27103

The property does include the primary residence of the Grantor.

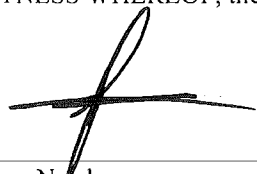
The property hereinabove described was acquired by Grantor by instruments recorded in Book 3777, Page 946 and Book 3821, Page 835, Forsyth County Registry. A map showing the above-described property is recorded in Plat Book 7, Page 49 and Plat Book 17, Page 123.

Submitted electronically by "Kangur & Porter, LLP"
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: **Subject to all easements, rights-of-way and restrictions of record, if any, and 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.



(SEAL)

Luis Jose Natal

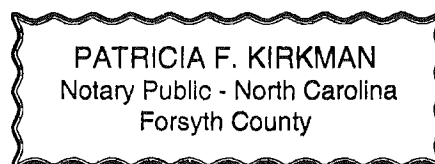
State of North Carolina, County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Luis Jose Natal**

Date: 9-12-24

Patricia F. Kirkman
Notary Public

Patricia F. Kirkman
printed or typed name of notary public



My Commission Expires: 5/29/29

Exhibit A

Tract 1:

BEGINNING at a stake on the north side of West 25" Street at the southeast corner of Lot 5, running thence Eastwardly 50 feet to a stake the southwest corner of Lot 3, thence Northwardly 127.2 feet to a stake the northwest corner of Lot 3; thence Westwardly 50 feet to a stake the northeast corner of Lot 5; thence Southwardly 133.7 feet to a stake in West 25" Street, the PLACE OF BEGINNING. BEING Lot 4 as shown on the Map of THE PROPERTY OF SMITHDEAL REALTY AND INSURANCE COMPANY, known as the W.R. TURNER TRACT, recorded in Plat Book 7 page 49.

Tax Parcel Number: 6826-95-9653 (Block 1462, Lot 004)

Property Address: 415 West Twenty-Fifth Street, Winston-Salem, NC 27105

Tract 2:

Being known and designated as Lot No. 1, as shown on the map of LOCKLAND TERRACE, SECTION TWO, as recorded in Plat Book 17, at Page 123, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.

Tax Parcel Number: 6824-67-2689 (Block 2464, Lot 001)

Property Address: 1733 Lancelot Lane, Winston-Salem, NC 27103