

2024032658 00092FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$132.00

PRESENTED & RECORDED

09/26/2024 02:21:43 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3828

PG: 195 - 196

NORTH CAROLINA SPECIAL WARRANTY DEED

| | |
|----------------------------------|--|
| Excise Tax: | \$132.00 |
| Parcel ID: | 6845-58-1900.000 |
| Mail/Box to: | Mirna Leticia Mendez, unmarried, 3305 Old Greensboro Road, Winston Salem, NC 27101 |
| Prepared by: | Hutchens Law Firm LLP, 6230 Fairview Road, Suite 315, Charlotte, NC 28210 |
| Title Insurance to be issued by: | |
| Brief description for the index: | |

*Delinquent Taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.*THIS SPECIAL WARRANTY DEED ("Deed") is made on the 17 day of September, 2024, by and between:

| GRANTOR | GRANTEE |
|--|--|
| Star 212, LLC c/o Statebridge Company, LLC 6061 S. Willow Drive Suite 300 Greenwood Village, CO 80111 | Mirna Leticia Mendez, unmarried 3305 Old Greensboro Road Winston Salem, NC 27101 |

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows (the "Property"):

BEING KNOWN and designated as Lot 41 as shown on the Map of Motor Heights, Section 2, as recorded in Plat Book 3, Page 73-A, Forsyth County Registry, to which map reference is hereby made for a more particular description. Together with improvements located thereon.

Property Address: 3305 Old Greensboro Road Winston Salem, North Carolina
Parcel No. 6845-58-1900

1 of 2

NC Bar Association Real Property Section Form No. 6 © Revised 02/2021
Printed by Agreement with the NC Bar Association

Submitted electronically by "Orenstein Law 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 or a portion of the Property was acquired by Grantor by instrument recorded in Book 3816 page 2337.

All or a portion of the Property includes or does not include the primary residence of a Grantor.

A map showing the Property is recorded in Book _____ Page _____.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor shall warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina Special Warranty Deed, if an entity by its duly authorized representative.

Name:

Star 212, LLC c/o Statebridge Company, LLC
Entity Name

Name:

By: Josh Ross

Name:

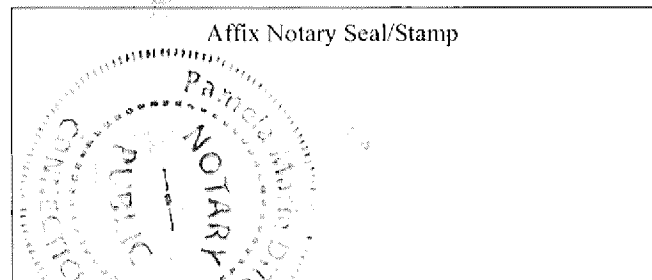
Name: Josh Ross
Title: As Authorized Agent of Statebridge Company, LLC
as Attorney in Fact for Star 212, LLC

Name:

By: _____
Name: _____
Title: _____

STATE OF Connecticut, COUNTY OF Fairfield

I, Pamela Marie Ditoro, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 17th day of September, 2024 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):
Josh Ross as As Authorized Agent of Statebridge Company, LLC as Attorney in Fact for Star 212, LLC.



Pamela Marie Ditoro
Notary Public (Official Signature)
My commission expires: 9/30/2026

