

2024032801 00052

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$700.00

PRESENTED & RECORDED

09/27/2024 11:15:07 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3828

PG: 1100 - 1102

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$700.00

Parcel Identifier No.: 6834-32-6599

Mail/Box to: Copper Rental And Remodeling LLC, a North Carolina Limited Liability Company, 916 Hazelwood
 Dr, Winston-Salem, NC 27103

*This instrument was prepared by: David T. Kasper, 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.*

Brief description for the index:

THIS DEED made this 26th day of September, 2024, by and between:

GRANTOR	GRANTEE
Perks Real Estate LLC, a North Carolina Limited Liability Company Forwarding address: 1651 Perks Drive Winston-Salem, NC 27127	Copper Rental And Remodeling LLC, a North Carolina Limited Liability Company Buyer mailing address: 916 Hazelwood Dr Winston-Salem, NC 27103

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 Forsyth County, North Carolina and more particularly described as follows:

See the attached "Exhibit A" which is incorporated herein by reference.

No portion of the property herein conveyed includes the Grantor's primary residence.

For back title see Deed Book _____, Page _____, Forsyth County Registry.

submitted electronically by "Kasper & Payne, P.A."
 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: Easements, restrictions of record, and ad valorem taxes for 2024 and subsequent years.

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

Perks Real Estate LLC

BY: [Signature]
Max A Roque Lopez
Managing Member

STATE OF North Carolina

COUNTY OF Forsyth

Max A Roque Lopez

I, David T. Kasper, a Notary Public, do hereby certify that, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and (where an official seal is required by law) official seal.

This the 26 day of September, 2024.

[Signature]

DAVID T KASPER
NOTARY PUBLIC
FORSYTH COUNTY, N.C.
My Commission Expires 3-11-2028

Printed Name: David T. Kasper

My Commission Expires: 3-11-2024

Exhibit A

BEGINNING at a point on the West side of Woodleigh Street, said Point of Beginning being 150 feet South from the South side of Union Street, also being the Southeast corner of Lot 35, running thence along the West side of Woodleigh Street, South 21 degrees 30 minutes East 75 feet to a point; thence South 68 degrees 30 minutes West 150 feet to a point on the East side of a 15-foot alley; thence along said alley, North 21 degrees 30 minutes West 75 feet to a point, the Southwest corner of Lot 35; thence along the South line of Lot 35, North 68 degrees 30 minutes East 150 feet to the place of BEGINNING. Being Known and Designated as Lot 34 and the North half of Lot 33 as shown on the plat of Woodleigh Place as recorded in Plat Book 3, Page 48, in the Office of the Register of Deeds of Forsyth County, North Carolina.