

2024035752 00034

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$33.00

PRESENTED & RECORDED
 10/22/2024 08:49:24 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3832
PG: 141 - 143

Tax Parcel Identifier Number: 6829.96.5979.000

Revenue Stamps: 33.00

This instrument was prepared by: **Truman Barker, Esq, a licensed North Carolina attorney, Barker Law, P.C. – Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. Without Survey or Title Examination.**

Return to: **Grantee**

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made **October 21st**, **2024** by and between

GRANTOR	GRANTEE
<p>JVG INVESTMENTS LLC, a North Carolina limited liability company</p> <p>Mailing Address: 4850 Murray Rd lot #16 Winston Salem, NC 27106</p>	<p>DIEGO MATA DUARTE, (single)</p> <p>Mailing Address: 2712 Lovedale Avenue Winston Salem, NC 27127</p>

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.

Said parcel having the address of: 0 Pebblebrook Road, Winston Salem, NC 27105

The real property referenced herein **does not** include the primary residence of at least one of the Grantors.

Submitted electronically by "Barker Law, P.C."
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

For back reference, see Deed Book 3828, Page 1071, in the Forsyth County Registry.

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:

Ad valorem taxes for the current year and any special taxes due by reason of use of the premises, rights-of-way of public highways, roads, and public utilities adjacent to or servicing the premises, easements and restrictions of public record, and noncompliance, if any, with local, county, state or federal government laws, ordinances, or regulations relative to zoning, environment, subdivision, occupancy, use, construction or the development of the subject property. Pro ration of any taxes shall be according to agreement of the parties.

IN WITNESS WHEREOF, the Grantors have hereunto set his/her hand and seal the day and year of the Notary acknowledgment herein.

JVG INVESTMENTS, LLC

Ar Arm (SEAL)
Armida Ramirez, Authorized Signatory

County of Guilford ^{to 10/21/24} ~~Fors~~, State of North Carolina

I certify that the following person personally appeared before me this day, each acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Armida Ramirez, Authorized Signatory of JVG Investments LLC, a North Carolina limited liability company.

Date: 10/21/24

Tammy B Olds
Notary Public
My Commission Expires: 1/5/27

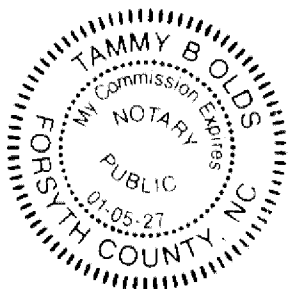


EXHIBIT A

BEING known and designated as Lot 60 as shown on map of Pinebrook Valley, Section 2, recorded in Plat Book 26, Page 31 in the Office of the Register of Deeds of Forsyth County, North Carolina.

Property Address: Pebblebrook Road, Winston Salem, NC 27105

Parcel ID: 6829-96-5979.000