Book 3832 Page 1990

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FORSYTH COUNTY NC FEE \$26.00 NO TAXABLE CONSIDERATION PRESENTED & RECORDED 10/23/2024 02:39:42 PM LYNNE JOHNSON REGISTER OF DEEDS BY: CARLA B FLEMING, DPTY

BK: RE 3832 PG: 1990 - 1991

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: NONE

Parcel Identifier No.: 6826-80-3964.000

Mail/Box to: The Ellison Law Firm, 112 North Marshall Street, Winston-Salem, NC 27101

This instrument was prepared by: Attorney Eric S. Ellison Brief description for the Index: Lot No. 36, Chatham Heights

THIS DEED made 2151 day of October, 2024 by and between

GRANTOR

Nidia Conrado, a single person

<u>Mailing Address:</u> 3713 Vandalia Drive Winston-Salem, NC 27104

SUBJECT PROPERTY IS NOT THE GRANTOR'S PRIMARY RESIDENCE

GRANTEE

Sanprada Investments Imc, LLC
(a North Carolina Limited Liability Company)

Mailing Address: P.O. Box 25223 Winston-Salem, NC 27114

Property Address: 1110 Thurmond 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

Submitted electronically by "The Ellison Law Firm" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

unto the Grantee in fee simple all that certain lot or parcel of land situated in City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

BEING Lot 36 as shown on the map of Chatham Heights recorded in Plat Book 10 at Page 160(2) in the Office of the Register of Deeds of Forsyth County, North Carolina.

Address: 1110 Thurmond Street, Winston-Salem, NC 27105

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.

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

Midia Conrado			EAL)			•
State of North Carolin	na)					
County of Forsyth	ý					

I, the undersigned, a Notary Public in and of said County and State aforesaid, do hereby certify that Nidia Conrado personally appeared before me and acknowledged the execution of the foregoing instrument for the purpose stated therein and, in the capacity, indicated.

Witness my hand and Notarial stamp or seal this 2/5 day of October, 2024.

Notary Public

My Commission Expires: 2/15/26