

2024036741 00147

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$70.00

PRESENTED & RECORDED
 10/29/2024 03:22:08 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3833
PG: 1907 - 1908

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 70.00

Parcel Identifier No. 6836-81-1824.000 Verified by _____ County on the ____ day of _____, 20____
 By: _____

Mail/Box to: Grantee, 1327 N Jackson Ave, Winston Salem, NC 27101

This instrument was prepared by: Law Office of Bryce Mayberry, 1403 Eastchester Drive, Suite 101, High Point, NC 27265

Brief description for the Index: LOT 15,

THIS DEED made this 20th day of September, 2024, by and between

GRANTOR	GRANTEE
Good Realty LLC	Perfecto Mariche Lopez, Unmarried Property Address: 1327 N Jackson Ave Winston Salem, NC 27101

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 the City of Winston Salem, _____ Township, Forsyth County, North Carolina and more particularly described as follows:

BEING known and designated as Lot Number 15 as shown on the map of Eastern Heights recorded in Plat Book 8, Page 23, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Being commonly referred to as 1327 N Jackson Ave, Winston Salem, NC 27101. Also being designated as Tax Parcel No.: 6836-81-1824.000.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3410 page 116. All or a portion of the property herein conveyed includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 8 page 23.

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:

All easements, restrictions and rights of way that appear of record and to 2024 ad valorem taxes which shall be paid by the grantee herein.

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

By: Good Realty LLC (Entity Name) (SEAL)
Print/Type Name: _____

By: [Signature]
Print/Type Name & Title: Louis Perez Hernandez, Manager (SEAL)
Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____ Notary Public
(Affix Seal) _____
Notary's Printed or Typed Name

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____ Notary Public
(Affix Seal) _____
Notary's Printed or Typed Name

State of New York - County or City of Dutchess
I, the undersigned Notary Public of the County or City of Dutchess and State aforesaid, certify that Louis Perez Hernandez personally came before me this day and acknowledged that he is the Manager of Good Realty LLC, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 18th day of October, 2024.

My Commission Expires: 11/13/2024 Notary Public
(Affix Seal) _____
Notary's Printed or Typed Name

