

2024038158 00152

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$328.00

PRESENTED & RECORDED
11/08/2024 03:08:31 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST
BK: RE 3835
PG: 1257 - 1258

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$328.00

Parcel Identifier No. 6846-70-3983.000

Verified by _____ County on the _____ day of _____, 20__

By: _____

Mail/Box to: Grantee at: 3700 Old Greensboro Rd, Winston-Salem, NC 27101

This instrument was prepared by Heather J. Kiger, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description: Lot 40, Sam Fulp Property, PB 5, PG 95, Forsyth County, North Carolina

THIS DEED made this 6 day of November, 2024, by and between

GRANTOR	GRANTEE
<p style="text-align: center;">IMPACT SYSTEMS, LLC, a North Carolina Limited Liability Company</p> <p style="text-align: center;">MAILING ADDRESS:</p> <p style="text-align: center;"><u>5042 CARRIAGE TRAIL COURT</u> <u>KERNERSVILLE, NC 27284</u></p> <p>PROPERTY ADDRESS IS ___ IS NOT <input checked="" type="checkbox"/> ___ GRANTOR'S PRIMARY RESIDENCE</p>	<p style="text-align: center;">DONIS MISAEL GONZALEZ, unmarried</p> <p style="text-align: center;">PROPERTY ADDRESS:</p> <p style="text-align: center;"><u>3700 OLD GREENSBORO ROAD</u> <u>WINSTON-SALEM, NC 27101</u></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:

BEING KNOWN AND DESIGNATED as Lot 40 of the Sam Fulp Property, a map and plat of which is recorded in Plat Book 5, Page 95 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.

Submitted electronically by "Heather Kiger 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.

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: Subject to all easements, restrictions and rights-of-way of record, if any, 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.

IMPACT SYSTEMS, LLC

[Signature] (SEAL)

BY: JEREMY GODFREY

ITS: MEMBER/MANAGER

State of North Carolina
County of Forsyth

I, Stephanie N McFadden, the undersigned Notary Public of County and State aforesaid, certify that **JEREMY GODFREY** who is known to me and being by me duly sworn says that he is **MEMBER/MANAGER** of **IMPACT SYSTEMS, LLC**, a North Carolina Limited Liability Company and that the foregoing instrument was voluntarily and duly executed by him for and on behalf of said Limited Liability Company.

WITNESS my hand and official stamp or seal, this 6 day of November, 2024.

My commission expires: 7/4/29

[Signature]
Notary Public

SEAL

