

2024039133 00084

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$820.00

PRESENTED & RECORDED
11/18/2024 12:55:45 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3836
PG: 2185 - 2187

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

NORTH CAROLINA
GENERAL WARRANTY DEED

Excise Tax: ~~820.00~~ **1820.00**

Parcel Identifier No. 6836-32-8539.000

Mail after recording to: Grantee at address shown below

**This instrument was prepared by: CLINT CALAWAY, A LICENSED NORTH CAROLINA ATTORNEY.
DELINQUENT TAXES, IF ANY, TO BE PAID BY THE CLOSING ATTORNEY TO THE COUNTY TAX
COLLECTOR UPON DISURSEMENT OF CLOSING PROCEEDS.**

ADDRESS: 380 KNOLLWOOD SREET, WINSTON-SALEM, NC 27103

THIS DEED made this 18 day of November, 2024 by and between

GRANTOR
AQUARELLE LLC
2903 QUEENSTOWN CIRCLE, APT. 13, GREENSBORO, NC 27407-7396
AND
ALL STARS SOLUTION LLC
8499 CENTRAL DRIVE, RALEIGH, NC 27613

GRANTEE
ARIANA GABRIELA BRAVO ARAUJO, MARRIED
MAILING ADDRESS: 1240 PLEASANT RIDGE ROAD, GREENSBORO, NC 27409
SUBJECT PROPERTY: 421-423 E. 15TH 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 unto the Grantee in fee simple, all that certain lot or parcel of land and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF FULLY SET FORTH.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3787, Page 3233, Forsyth County Registry.

The above-described property does does not include the primary residence of the Grantor.

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.

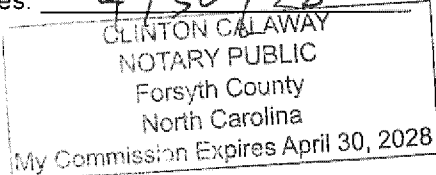
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on the day and year first above written.

AQUARELLE LLC
By: [Signature] (SEAL)
OWNER MANAGER

ALL STARS SOLUTION LLC
By: [Signature] (SEAL)
MEMBER

STATE OF NORTH CAROLINA - FORSYTH COUNTY

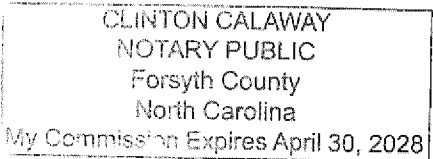
I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document: **JAIME BARAJAS BUENROSTRO, OWNER MANAGER OF AQUARELLE LLC.** Witness my hand and official stamp or seal, this the 18 day of November, 2024.

My Commission Expires: 4/30/28


[Signature]
Notary Public
Print Notary Name: Clinton Calaway

STATE OF NORTH CAROLINA - FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document: **LAURA GONZALEZ, MEMBER OF ALL STARS SOLUTION LLC.** Witness my hand and official stamp or seal, this the 18 day of November, 2024.

My Commission Expires: 4/30/28


[Signature]
Notary Public
Print Notary Name: Clinton Calaway

EXHIBIT A

Property having Lot No. LO113, with Section No. BL0231, and having the following description:

Lying and being in the City of Winston-Salem, Forsyth County, North Carolina, and beginning at a point in the North line of Fifteenth street (formerly Graham Street), said point being 105 feet West of the Northwest intersection of Fifteenth Street and White Street, running thence with the North line of Fifteenth Street North 87 degrees 30' West 57.2 feet to a point; thence parallel with the west line of White street, now Ivey Street, North 2 degrees 30' East 140 feet to a point in the South line of the 10-foot alley; thence with the South line of said alley South 87 degrees 30' East 57.2 feet to a point; thence South 2 degrees 30' West 140 feet to the point of beginning, being a part of Lots Nos. 18 and 19, Block 8 as shown on map of Bramlett Place, same being recorded in Plat Book 8, page 5 Office of the Register of Deeds, Forsyth County, North Carolina.

Property Address: 421 E. 15th Street, Winston Salem, NC 27105
Parcel ID: 6836-32-8539

BEING THE SAME PROPERTY CONVEYED IN DEED BOOK RE 3733 AT PAGE 3086 IN THE AFORESAID REGISTRY WHICH ERRONEOUSLY OMITTED THE LAST 2 CALLS. FOR FURTHER REFERENCE SEE DEED RE 1666 AT PAGE 3741 AND RECORDED PLAT.