

2024040281 00094FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$77.00

PRESENTED & RECORDED

11/26/2024 12:44:01 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA BOOE, DPTY

BK: RE 3838**PG: 43 - 45**Tax Parcel Identifier Number: 6838-26-6263.000,
6845-49-4413.000,6846-85-8390.000

Revenue Stamps: 77.00

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 **November 25**, 2024 by and between

GRANTOR	GRANTEE
JVG INVESTMENTS, LLC , a North Carolina limited liability company Mailing Address: PO Box 12065 Winston Salem, NC 27117	DIEGO MATA DUARTE , <u>Unmarried</u> Mailing Address: 2712 Lovedale Avenue Winston Salem, NC 27127

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: 240 Creeksedge Court, Winston Salem, NC 27105;
0 Chandler Street, Winston Salem, NC 27101; 0 Signet Drive, Winston Salem, NC
27101**

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.

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

For back reference, see Deed Book 3835, Page 493, Deed Book 3835, Page 495; and Deed Book 3835, Page 498 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.

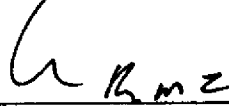
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons 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



Armida Ramirez, Authorized Signatory

County of Guilford, 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: Nov 25, 2024

Notary Public

My Commission Expires: Mar 4, 2028

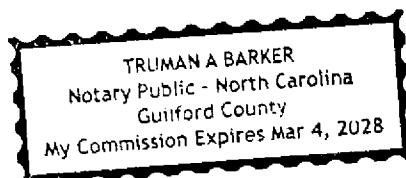


EXHIBIT ATRACT I:

BEING known and designated as the "Plant Site" on the plat of Pinebrook Manor, Section I, recorded in Plat Book 32, Page 124, in the Office of the Register of Deeds of Forsyth County, North Carolina. Subject to restrictive covenants and easements of record.

Property Address: 240 Creeksedge Court, Winston Salem, NC 27105

Parcel ID: 6838-26-6263.000

TRACT II:

Situate on the west side of Chandler Street in Motor Heights No. 2 in the City View Section three miles east of Winston-Salem, N.C., beginning at a stake on the west side of Chandler Street, the S.W. corner of Raymond Fulp's Lot No. 23, thence in a westwardly direction along Chandler Street 150 feet to a stake in the R. Lee Angel's line, thence northwardly along said Angel's line 170 feet to a stake, thence South 65 degrees 21' East 239 feet to a stake in the N.E. corner of Lot No. 23 owned by Raymond Fulp, thence along the line of Lot No. 23, 144 feet to the place of BEGINNING. Subject to restrictive covenants and easements of record.

Property Address: Chandler Street, Winston Salem, NC 27101

Parcel ID: 6845-49-4413.000

TRACT III:

BEING known as Lot 73, of Silver Chalice, Section 3, as recorded in Plat Book 38, Page 179, in the Office of the Register of Deeds for Forsyth County, North Carolina.

Property address: Signet Drive, Winston Salem, NC 27101

Parcel ID: 6845-85-8390.000