

2024041123 00135

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$350.00

PRESENTED & RECORDED

12/04/2024 04:50:02 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3839**PG: 550 - 553****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$350.00

Parcel Identifier No. 6837-65-1206.000

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

By: _____

Mail to: Atlas Orange, 109 East Mountain Street – Suite D, Kernersville, NC 27284

This instrument prepared by: Rob Sosower, a licensed North Carolina attorney

Delinquent Taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief Description for the Index: Lot 461, Montview Development, PB 1, PG 106

THIS DEED made the __3__ day of _____ December _____, 2024, by and between

GRANTOR	GRANTEE
Dwell Well Ventures, LLC <i>a North Carolina Limited Liability Company</i> Grantor Address: 200 Town Run Lane #21194 Winston-Salem, NC 27120	Mariana Villalobos Portilla (unmarried) Property Address: 4300 Tise Avenue 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 situated in Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated by reference.

The property herein described [] is or [] is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 3817, Page 240, Forsyth County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto

submitted electronically by "Orenstein 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.

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 easements, rights of way, and other restrictions of record.

(signatures to follow)

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

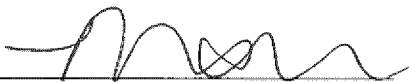
Dwell Well Ventures, LLC, a North Carolina Limited Liability Company

By:  (SEAL)
Alex Hudson, Manager

STATE OF NC
COUNTY OF FORSYTH

I, Mariela Macias V, a Notary Public, certify that Alex Hudson, Manager of Dwell Well Ventures, LLC personally came before me this day and acknowledged that he/she is Manager of Dwell Well Ventures, LLC, a Limited Liability Company, and that he/she, as Manager, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 3 day of December 2024.


Official Signature of Notary
Printed or typed name of Notary Mariela Macias V

My Commission Expires: 11/05/2028

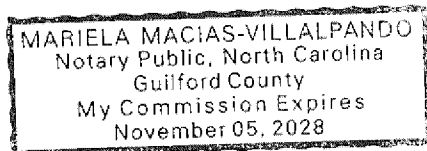


Exhibit "A"
Property of Mariana Villalobos Portilla (unmarried)
4300 Tise Avenue

Beginning at a stake, the northwest corner of Newton Street and Tise Avenue, in Montview, and running thence northwardly, along the west side of Tise Avenue, 231.3 feet to a stake, the southeast corner of Lot #464, thence westwardly, along the south line of Lot #464, 75 feet to a stake, the northeast corner of Lot #462, thence southwardly, along the east line of Lot #462, 241.4 feet to a stake in the north margin of Newton Street, the southeast corner of Lot #462, thence eastwardly, along the north margin of Newton Street, 75.69 feet to a stake and place of beginning. Said property being known and designated as Lot #461, as shown on plat of Montview Development, recorded in Register of Deeds Office, Forsyth County, N. C., in Plat Book 1, Page 106.

The subject property is the same as that property described in Deed Book 3817, Page 240, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6837-65-1206.000 on the Forsyth County Tax Maps.