

2024043156 00024

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$47.00

PRESENTED & RECORDED
 12/20/2024 09:24:27 AM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
 BK: RE 3841
 PG: 3138 - 3140

**NORTH CAROLINA
 GENERAL WARRANTY DEED**

Excise Tax: **\$47.00**

Parcel Identifier No. 6844-54-2210.000

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 17 day of December, 2024 by and between

GRANTOR

**ZAMEEN ESTATES LLC
 130 STANLEY FARM ROAD, KERNERSVILLE, NC 27284**

GRANTEE

**ISABEL MOCTEZUMA HERNANDEZ
 7149 FRIENDSHIP LEDFORD ROAD, APT. C, WINSTON-SALEM, NC 27107
 SUBJECT PROPERTY: 0 DAISY STREET, WINSTON-SALEM, NC 27107**

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 3786, Page 3419, 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.

ZAMEEN ESTATES LLC

By: *D. M. Patel* (SEAL)
OWNER MANAGER

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: **DEEPAKKUMAR PATEL, OWNER MANAGER OF ZAMEEN ESTATES LLC**. Witness my hand and official stamp or seal, this the 17 day of December, 2024.

My Commission Expires: 4/30/28

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| CLINTON CALAWAY NOTARY PUBLIC Forsyth County North Carolina My Commission Expires April 30, 2028 |
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Clinton Calaway
Notary Public

Print Notary Name: Clinton Calaway

EXHIBIT A

BEGINNING AT AN IRON STAKE AT THE NORTHEASTERMOST CORNER OF THE INTERSECTION OF IVANHOE STREET (FORMERLY FAIRVIEW STREET) AND DAISY STREET, PROCEEDING THENCE WITH THE EASTERNMOST LINE OF DAISY STREET AND THE WESTERN MOST LINE OF LOTS 18 AND 19 AS SHOWN ON THE MAP OF CEDARDALE AS RECORDED IN PLAT BOOK 1, PAGE 113, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, NORTH 29° 05' WEST 139.7 FEET, THENCE SOUTH 89° 00' EAST 150 FEET TO AN IRON STAKE, THENCE NORTH 29° 05' WEST 11.5 FEET TO AN IRON STAKE IN THE NORTHERNMOST LINE OF SAID LOT NO. 19, THENCE WITH SAID LINE SOUTH 89° 00' EAST 150 FEET TO AN IRON STAKE, THE SOUTHWESTERNMOST CORNER OF LOT NO. 21E AS SHOWN ON THE REVISED MAP OF CEDARDALE AS RECORDED IN PLAT BOOK 4, PAGE 35; THENCE WITH THE LINE OF SAID LOT 21E, NORTH 16° 00' WEST 126 FEET TO THE SOUTHERNMOST LINE OF GLASCOE STREET, THENCE WITH THE LINE OF GLASCOE STREET, SOUTH 88° 00' EAST 150.7 FEET TO AN IRON STAKE, THE NORTHERNMOST CORNER OF SAID LOT NO. 21E, THENCE WITH THE EASTERNMOST LINES OF LOTS 21E, SOUTH 24° 30' EAST 12.9 FEET, SOUTH 44° 25' EAST 130 FEET, AND FALLING IN WITH THE LINES OF LOTS 19 AND 18, SOUTH 16° 00' EAST 169 FEET TO AN IRON STAKE, THE SOUTHEASTERNMOST CORNER OF LOT 18, THENCE WITH THE LINES OF LOT 18 THE FOLLOWING THREE COURSES AND DISTANCES: NORTH 87° 21' WEST 467 FEET, NORTH 29° 05' WEST 21.35 FEET AND NORTH 87° 21' WEST 16.25 FEET TO THE PLACE OF BEGINNING, THE SAME BEING ALL OF LOT 18 AND A PART OF LOT 19 ON THE MAP OF CEDARDALE AS RECORDED IN PLAT BOOK 1, PAGE 113 AND ALL OF LOT NO. 21E AS SHOWN ON THE REVISED MAP OF CEDARDALE RECORDED IN PLAT BOOK 4, PAGE 35, ALL IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA. THE ABOVE-DESCRIBED PROPERTY IS SUBJECT TO A SEWER OUTFALL LINE EASEMENT TO THE CITY OF WINSTON-SALEM AS RECORDED IN DEED BOOK 367, PAGE 18 AND DEED BOOK 374, PAGE 56, REFERENCE TO WHICH IS HEREBY MADE FOR AN ACCURATE LOCATION OF SAME.

LESS AND EXCEPT THAT PROPERTY CONVEYED IN DEED BOOK 2277, PAGE 4605, FORSYTH COUNTY REGISTRY.