

**2024043916 00042**

FORSYTH COUNTY NC FEE \$26.00  
 NO TAXABLE CONSIDERATION  
 PRESENTED & RECORDED  
 12/30/2024 10:25:30 AM  
 LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY: CHELSEA B MARTINEZ, DPTY  
 BK: RE 3842  
 PG: 2789 - 2792

**NORTH CAROLINA NON-WARRANTY DEED**

Excise Tax: **\$0.00**

PARCEL IDENTIFIER NO. 6837-68-0631

VERIFIED BY \_\_\_\_\_ COUNTY ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_

THIS INSTRUMENT WAS PREPARED BY: GRANTEE

RETURN TO: GRANTEE

BRIEF DESCRIPTION FOR THE INDEX: p/of Lots 25 & 26 Motorville

THIS DEED made this \_\_\_\_ day of December 2024 by and between

GRANTOR	GRANTEE
<b>Tyndale Properties LLC and Marte Inv Holdings LLC,</b> Mailing Address:	<b>Tyndale Properties LLC</b> Property Address:      Mailing Address: 978 Motor Rd Winston-Salem NC 27105

**WITNESSETH:** That said Grantor has remained and released and by these presents do remise, release, convey and forever convey unto Grantee, their heirs, and/or successors and assigns, all right, title, claim and interest of the Grantor in and to a certain lot(s) or parcel of land situated in the Forsyth County, State of North Carolina, and more particularly described as follows:

**See Attached Exhibit A.**

All or a portion of the property herein conveyed ( ) includes or ( X ) does not include the primary residence of a Grantor.

Submitted electronically by "Pinyan Law Office, PLLC d/b/a 24 Hour Closing" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 3821, at Page 3419.**

**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.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

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

**Tyndale Properties LLC**

 (SEAL)  
\_\_\_\_\_, Member/Manager

STATE OF North Carolina COUNTY OF Mecklenburg

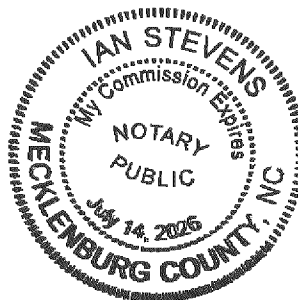
I certify that Darlene Tineo, who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day; acknowledging to me that he voluntarily signed the foregoing instrument for the purposes therein expressed in behalf of Tyndale Properties LLC as its Member/Manager.

Witness my hand and Notarial stamp or seal this 26<sup>th</sup> day of December, 2024.

Notary Signature: 

Notary's Printed Name: Ian Stevens

My Commission Expires: 07/14/2026



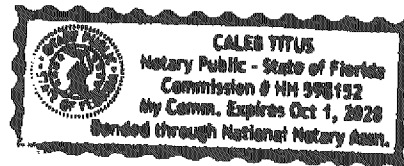
## Marte Inv Holdings LLC

  
 \_\_\_\_\_ (SEAL)  
Rudy Marte, Member/Manager

STATE OF FloridaCOUNTY OF Broward

I certify that Rudy Marte, who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day; acknowledging to me that he voluntarily signed the foregoing instrument for the purposes therein expressed in behalf of Marte Inv Holdings LLC as its Member/Manager.

Witness my hand and Notarial stamp or seal this 21<sup>st</sup> day of December, 2024.

Notary Signature: Caleb TitusNotary's Printed Name: Caleb TitusMy Commission Expires: 10/01/2028

**EXHIBIT A**

**BEGINNING at an existing 1/2-inch iron pipe in the southern margin of the right-of-way of Motor Road, said iron pipe also being in the northeast corner of the property of the Winston-Salem/Forsyth County Board of Education (see Deed recorded in Book 555, Page 206, Forsyth County Registry), now or formerly; thence with the southern margin of the right-of-way of Motor Road, North 86 deg. 01 min. 46 sec. East 100.00 feet to a new 1/2-inch iron pipe in the northwest corner of the property of Monte E. Burns (see Deed recorded in Book 1626, Page 4351, Forsyth County Registry, also being the northwest corner of the property designated as Lot 24-A in Tax Block 1647 as shown on the Forsyth County Tax Maps, as presently constituted), now or formerly; thence with the western boundary line of the aforesaid Monte E. Burns property, South 03 deg. 38 min. 17 sec. East 220.00 feet to a new 1/2-inch iron pipe in the northeast corner of the property of George G. Shore (see Deed recorded in Book 852, Page 50, Forsyth County Registry), now or formerly; thence with the northern boundary line of the aforesaid George G. Shore property, South 86 deg. 01 min. 46 sec. West 100.00 feet to a new 1/2-inch iron pipe in the northwest corner of the said George G. Shore property; thence with the eastern boundary line of the aforesaid Winston-Salem/Forsyth County Board of Education property, North 03 deg. 38 min. 17 sec. West 220.00 feet TO THE POINT AND PLACE OF BEGINNING, containing approximately 0.50 acres as shown on unrecorded survey dated March 8, 2002, prepared by Joseph E. Franklin, R.L.S. (Job No. 18-271), reference to which is hereby made for a more particular description and which survey is incorporated herein by this reference; the said property being the northern portion of Lots 25 & 26 of Motorville, Section 1, recorded in Plat Book 3, Page 82 A, and being all of the property described in Deed recorded in Book 2196, Page 1233, Forsyth County Registry.**