

2025006246 00059

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$120.00

PRESENTED & RECORDED
 02/28/2025 10:53:17 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3850
PG: 2853 - 2854

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$120.00

PARCEL IDENTIFIER NO. 6845498013000

VERIFIED BY _____ COUNTY ON THE ____ DAY OF _____, 2025
 THIS INSTRUMENT WAS PREPARED BY: 24 HOUR CLOSING

RETURN TO: 24 HOUR CLOSING 1320 MATTHEWS-MINT HILL ROAD, MATTHEWS, NC 28105
 BRIEF DESCRIPTION FOR THE INDEX:

THIS DEED made this 28th day of February 2025, by and between

Title Company: *Investors Title Insurance*

Company

GRANTOR	GRANTEE
Building Construction LLC	DJB Carolina Properties LLC
Mailing Address 4722 North Cherry Street Winston Salem, NC 27106	Property Address: 525 Chandler St. NE Winston Salem, NC 27101
	Mailing Address 4030 Wake Forest Rd Suite 349 Raleigh, NC 27609

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 City of Winston Salem, Forsyth County, North Carolina, and more particularly described as follows:

BEING KNOWN and designated as Lot No. 32 and 33 as shown on the Map of Motor Heights, Section 2 as recorded in Plat Book 3 at Page 73A in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map further reference is made for a more particular description.

Property Address: 525 Chandler Street Northeast Winston-Salem NC 27101
 Parcel ID: 6845498013000

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

The properties hereinabove described was acquired by Grantor by instrument recorded in Book 3844 at Page 1867.

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.

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.

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 lawful claims of all persons whomsoever, other than the following exceptions:

All such valid and enforceable easements, restrictions and rights of way of record and the lien of ad valorem taxes for the current year which the grantee herein assumes and agrees to pay.

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

Building Construction LLC

 (SEAL)
 Wilberto Gonzalez Sagilan
 Member/Manager

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I certify that Wilberto Gonzalez Sagilan ther Member/Manager of Building Construction LLC, 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.

Witness my hand and Notarial stamp or seal this 28th day of February, 2025.

Notary Signature: 

Notary's Printed Name: Ian Stevens

My Commission Expires: 07/14/2026

