

2025006908 00102FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$500.00

PRESENTED & RECORDED

03/05/2025 01:57:37 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3851**PG: 2374 - 2376**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

*Prepared By: J. Gregory Matthews, Attorney at Law
112 South State Street, P.O. Box 937, Yadkinville, NC 27055***STATE OF NORTH CAROLINA****WARRANTY DEED****COUNTY OF FORSYTH**

Taxable consideration: \$500.00

THIS DEED, made this 3rd day of March, 2025, by and between **GREEN CHAPEL HOLDINGS, LLC**, a North Carolina limited liability company, whose permanent mailing address is c/o Anthony Stewart, Registered Agent at 3680 Westgate Center Circle, Winston-Salem, NC 27103, hereinafter called "GRANTOR"; and

NORMA ALICIA OJEDA, whose permanent mailing address is 6295 Holder Road, Clemmons, NC 27012, hereinafter called "GRANTEE".

W I T N E S S E T H:

That the Grantor for and in consideration of the sum of One and No/100 Dollars and other good and valuable considerations to it paid by the Grantee, the receipt of which is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does give, grant, bargain, sell, convey and confirm unto the Grantee, her heirs and/or successors and assigns, premises in Lewisville Township, Forsyth County, North Carolina, described as follows:

Tax Parcel: 5894-26-2683.000**Property address: 6295 Holder Road, Clemmons, NC 27012**

The Beginning Point for this description is found by going South 78° 00' 18" East 118.71 feet from a solid existing iron pin in the northwest corner of the tract described in Deed of Trust Book 1743, page 241, Forsyth County Registry, identified as Lot 37, Block 4404, which iron pin is also in the line of Block 4404,

Submitted electronically by "J. Gregory Matthews, Attorney at Law, PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Lot 37 and is also a southwest corner for property belonging to Florence M. Rothrock, as described in Deed Book 638, page 125. Said Beginning Point is also in the south line of Florence M. Rothrock as described in Deed Book 638, page 125, Forsyth County Registry. From said Beginning Point, and with the south boundary of the Rothrock property South 78° 00' 18" East 125 feet to a new iron pin in the line of Ruth L. Harper (Block 4404, Lot 24) and a corner for Rothrock; thence with the Harper line the following courses and distances: South 05° 27' 23" West 111.58 feet to a 2 inch existing iron pin; thence South 06° 47' 41" West 189.30 feet to a 1.25 inch existing iron pin; thence South 06° 47' 41" West 45.70 feet to an unmarked point in the road, which is 8 foot south of the center line of the paved roadway; thence within the roadway North 44° 56' 19" West 60 feet to a point; thence on a new line common to the balance of the western part of Lot No. 37 belonging to Jones North 08° 37' 57" East 47.31 feet to a new iron pin; thence continuing with the new line the following courses and distances: North 21° 50' 45" West 164.60 feet to a new iron pin; thence North 05° 38' 14" East 129 feet to the point and place of Beginning, and being .705 acres, the same being the eastern portion of Block 4404, Lot 37. All as per the Drawing No. 13501-3 prepared for Glenn A. Jones and Johnny Collins by Tutterow Surveying Company, 124 South Salisbury Street, Mocksville, NC 27028.

Together with and subject to the following:

1. Easements to Duke Power Company recorded in Book 446 at Page 272. and Book 467 at Page 68, Forsyth County Registry;
2. Easement to State Highway Commission recorded in Book 1115 at Page 160, Forsyth County Registry; and
3. Rights of others for ingress and egress purposes in and to the use of right of way located on the Land and recorded in Book 1138 at Page 436, Forsyth County Registry.

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

TO HAVE AND TO HOLD the above-described premises, with all the appurtenances thereunto belonging, or in any wise appertaining, unto the Grantee, her heirs and/or successors and assigns forever in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of said premises in fee simple and has the right to convey the same in fee simple; that said premises are free from all encumbrances (with the exceptions above stated, if any); and that Grantor will warrant and defend the said title to the same against the lawful claims of all persons whomsoever.

When reference is made to the Grantor or Grantee, the singular shall include the plural and the masculine shall include the feminine or the neuter.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed by its duly authorized officer(s) and its seal to be hereunto affixed the day and year indicated below.

GREEN CHAPEL HOLDINGS, LLC,
a North Carolina limited liability company

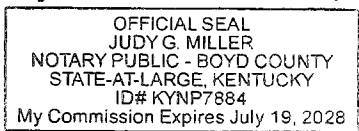
Date: 3-3-25

By: *Ch W Isaacs* (SEAL)
Christopher W. Isaacs, Managing Member

STATE OF Kentucky, COUNTY OF Boyd

I, Judy G. Miller, the undersigned Notary Public, do hereby certify that, **Christopher w. Isaacs** personally came before me this day and acknowledged that he is Managing Member of Green Chapel Holdings, LLC, a North Carolina limited liability company, and that he, being authorized to do so, executed the foregoing instrument on behalf of said company in the capacity as stated herein.

Witness my hand and notarial seal, this the 3rd day of March, 2025.



Judy G Miller
NOTARY PUBLIC
My Commission expires: 07/19/2028