

2025007259 00096

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$46.00

PRESENTED & RECORDED
 03/07/2025 12:22:33 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3851
PG: 4298 - 4300

Tax Parcel Identifier Number: 6856-16-1213.000

Revenue Stamps: \$46.00

This instrument was prepared by: **Truman Barker, Esq.**, a licensed North Carolina attorney, **Barker Law, P.C.** – Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. Without Survey or Title Examination.
 Return to: **Grantee**

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made **March 4, 2025** by and between

GRANTOR	GRANTEE
RAFAELA JULIANA ESCOBEDO LOPEZ, a/k/a RAFAELA JULIANA ESCOBEDO, unmarried	TRIAD 1 DEVELOPMENT, LLC, a North Carolina limited liability company
Mailing Address: 3515 Delane Drive Winston Salem, NC 27101	Mailing Address: 1000 21 st Ave N Ste 3 Myrtle Beach, SC 29577

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 herein by reference.

Said parcel having the address of: 3873 Crusade Drive, Winston Salem, NC 27101

Submitted electronically by "Barker Law, P.C."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The real property referenced herein **does not** include the primary residence of at least one of the Grantors.

For back reference, see Deed Book 3644 Page 3509, in the Forsyth County Registry.

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.

Title to the property hereinabove described is subject to the following exceptions:

Ad valorem taxes for the current year and any special taxes due by reason of use of the premises, rights-of-way of public highways, roads, and public utilities adjacent to or servicing the premises, easements and restrictions of public record, and noncompliance, if any, with local, county, state or federal government laws, ordinances, or regulations relative to zoning, environment, subdivision, occupancy, use, construction or the development of the subject property. Pro ration of any taxes shall be according to agreement of the parties.

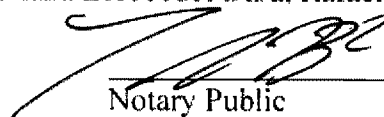
IN WITNESS WHEREOF, the Grantors have hereunto set his/her hand and seal the day and year of the Notary acknowledgment herein.

Rafaela Juliana Escobedo Lopez (SEAL)
Rafaela Juliana Escobedo Lopez, a/k/a
Rafaela Juliana Escobedo

County of Guilford, State of North Carolina

I certify that the following person personally appeared before me this day, each acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Rafaela Juliana Escobedo, a/k/a, Rafaela Juliana Escobedo Lopez.

Date: Mar 4, 2025


Notary Public
My Commission Expires: Mar 4, 2028

TRUMAN A BARKER
Notary Public - North Carolina
Guilford County
My Commission Expires Mar 4, 2028

EXHIBIT A

BEING known as Lot 153 as shown on the plat for Silver Chalice, Section 2, as recorded in Plat Book 35, Page 142 in the Forsyth County Register of Deeds Office of Forsyth County, North Carolina.

Property Address: 3873 Crusade Drive, Winston Salem, NC 27101

Parcel ID: 6856-16-1213.000