

2025008654 00132FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$56.00

PRESENTED & RECORDED

03/19/2025 04:11:11 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3853**PG: 2988 - 2990****GENERAL WARRANTY DEED**Excise Tax: \$56.00Tax Parcel ID No. 6846-13-7081.000 Verified by _____ County
on the ____ day of _____, 20____ By: _____Mail/Box to: GranteeThis instrument was prepared by: Thomas G. Jacobs, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index:

THIS DEED, made this the 19 day of March, 2025 by and between**GRANTOR:**SoLeo Properties, Incorporatedwhose mailing address is 6857 Eden Rock Court, Lewisville, NC 27023(herein referred to collectively as **Grantor**) and**GRANTEE:** Jose Carlos Moraleswhose property address is 1509 Emerald St., Winston-Salem, NC 27105(herein referred to collectively as **Grantee**) and*[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]***WITNESSETH:**

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

See attached Exhibit ASaid property having been previously conveyed to Grantor by instrument(s) recorded in Book 3382 Page 4055, and being reflected on plat(s) recorded in Map/Plat Book _____, page/slide _____.All or a portion of the property herein conveyed _____ includes or x does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

submitted electronically by "Law Office of Thomas G. Jacobs"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

SoLeo Properties, Incorporated

By: _____ (SEAL)
 Print/Type Name & Title: Scott Edward Hemming, President

By: _____ (SEAL)
 Print/Type Name & Title: _____

By: _____ (SEAL)
 Print/Type Name & Title: _____

By: _____ (SEAL)
 Print/Type Name & Title: _____

State of NC
 County of FORSYTH

(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Scott Edward Hemming, President of SoLeo Properties, Incorporated

[insert name(s) of principal(s)].

Date: 3-19-25

Patricia A. Tarpley
PATRICIA A. TAPLEY Notary Public
 Notary's Printed or Typed Name

PATRICIA A. TAPLEY
 Notary Public, North Carolina
 Forsyth County
 My Commission Expires
 October 12, 2026

My Commission Expires:
10/12/26

State of _____
 County of _____

(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

[insert name(s) of principal(s)].

Date: _____

 Notary Public
 Notary's Printed or Typed Name

My Commission Expires:

Exhibit A

BEGINNING at an iron stake in the east line of Lincoln Boulevard; thence eastwardly 100 feet to an iron stake; thence northwardly 55 feet to an iron stake; thence westwardly 100 feet in the east line of Lincoln Boulevard; thence southwardly along the east line of Lincoln Boulevard 55 feet to the place of BEGINNING. Being known and designated as Lot 298 as shown on Map of East 14th Street Development as recorded in Plat Book 2 at Page 32A in the Office of the Register of Deeds of Forsyth County, North Carolina.