

2025009968 00175

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
 \$430.00

PRESENTED & RECORDED
 03/28/2025 03:50:00 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
 BK: RE 3855
 PG: 1756 - 1758

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$430.00

PARCEL IDENTIFIER NO. 6837-67-8432.000

VERIFIED BY _____ COUNTY ON THE _____ DAY OF _____, 2025

THIS INSTRUMENT WAS PREPARED BY: 24 HOUR CLOSING

PREPARED WITHOUT THE BENEFIT OF TITLE EXAMINATION

RETURN TO: GRANTEE

BRIEF DESCRIPTION FOR THE INDEX: Lot 30, Mineral Springs Park, PB 17, PG 26 and 3,452 square feet, more or less

THIS DEED made this 4th day of March, 2025, by and between

Title Company: *Hockey Title Insurance*

GRANTOR	GRANTEE
NFNC 1 L.L.C.	Jorge Alberto Castillo Amaya and Elsy Beatriz Cruz De Castillo, a married couple
Mailing Address 4407 Providence Lane, Suite A Winston Salem, NC 27106	Property Address: 232 Quail Drive Winston Salem, NC 27105
	Mailing Address 232 Quail Drive 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 City of Winston Salem, Forsyth County, North Carolina, and more particularly described as follows:

SEE EXHIBIT "A" - LEGAL DESCRIPTION

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

The properties hereinabove described was acquired by Grantor by instrument recorded in Book RE 3849 at Page 640.

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

Submitted electronically by "Brock & Scott, PLLC FC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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.

NFNC 1 L.L.C.

BY: _____

Kia Nejatian
Member

STATE OF NORTH CAROLINA

COUNTY OF Forsyth

I certify that **Kia Nejatian, Member of NFNC 1 L.L.C.**, 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 4th day of March, 2025.

Notary Signature: Katelyn Nagy

[Notarial Seal]

Notary's Printed Name: Katelyn Nagy

My Commission Expires: 12/19/27

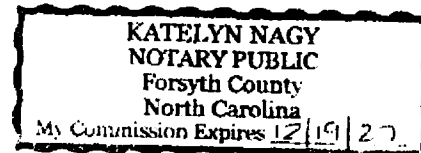


EXHIBIT "A"**TRACT 1**

BEGINNING at an iron stake located at the southeastern intersection of Quail Drive and Wooded Avenue said iron also being located at the northwestern corner of Lot 30 as shown on the Map of Mineral Springs Park as said map is recorded in Plat Book 17, page 26, Forsyth County Registry, and running thence from said beginning point along the north line of Lot 30 North 85 deg. 24 min. 30 sec. East 135.46 feet to an iron in the western line of Lot 33 of the R.M. Cox Estate as described in Plat Book 12, Page 70, Forsyth County Registry; running thence North 02 deg. 00 min. East 25.17 feet to an iron; thence South 85 deg. 24 min. 30 sec. West 140.65 feet to an iron in the eastern right of way line of Quail Drive South 09 deg. 51 min. East 25.11 feet to an iron, the point and place of **BEGINNING**, and containing 3,452 square feet, more or less according to a survey by Michael E. Gizinski, dated September 1, 1988.

The above described property is the southern portion of the street known as Wooded Avenue, which was closed by the Winston-Salem Board of Alderman on May 1, 1989.

TRACT 2

BEING known and designated as Lot Number 30 as shown on the Map of Mineral Springs Park, recorded in Plat Book 17, Page 26, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 232 Quail Drive, Winston Salem, NC 27105

Parcel ID: 6837-67-8432