

2025011152 00188

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$96.00

PRESENTED & RECORDED

04/07/2025 04:49:50 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3856**PG: 4069 - 4072****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$96.00

Parcel Identifier No. 6833-26-6935.000

Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail to: Atlas Orange, 109 East Mountain Street – Suite D, Kernersville, NC 27284

This instrument prepared by: Rob Sosower, 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: Lots 2, 3 & 4, Felix Ray Sink Property, PB 13, PG 73

THIS DEED made the 4 day of April, 2025, by and between

GRANTOR	GRANTEE
Kinsa Group, LLC <i>a North Carolina Limited Liability Company</i> Grantor Address: 3770 Spring Willow Way Winston-Salem, NC 27107	J&N Amaya Concrete LLC <i>a North Carolina Limited Liability Company</i> Property Address: 320 Skyview Drive Winston-Salem, NC 27127

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 by reference.

The property herein described [] is or [] is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 3830, Page 2686, 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.

submitted electronically by "Orenstein Law PLLC"
 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 the lawful claims of all persons whomsoever, other than the following exceptions:

Subject to easements, rights of way, and other restrictions of record.

(signatures to follow)

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

Kinsa Group, LLC, a North Carolina Limited Liability Company

By: *Tomas J. Manchego* (SEAL)
Tomas J. Manchego, Member

STATE OF NC
COUNTY OF Forsyth

I, *Landis Hinnant*, a Notary Public, certify that Tomas J. Manchego, Member of Kinsa Group, LLC personally came before me this day and acknowledged that he/she is Member of Kinsa Group, LLC, a Limited Liability Company, and that he/she, as Member, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 4 day of April, 2025.

Landis Hinnant

Official Signature of Notary

Printed or typed name of Notary

My Commission Expires: Jan 25 2026

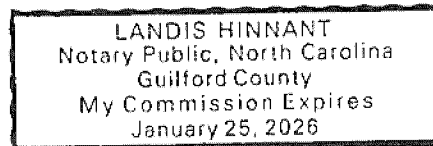


Exhibit "A"

Property of J&N Amaya Concrete LLC
a North Carolina Limited Liability Company
320 Skyview Drive

BEGINNING at an iron stake in the South right-of-way line of Skyview Drive, said iron stake being located North 85 degrees 59' 48" West 206 feet from an iron stake located at the Southwest corner of the intersection of Skyview Drive and Konnoak Drive, said iron stake being the Northeast corner of the within described parcel and a Northwest corner of Tax Lot 1F, Tax Block 2019, as currently constituted; running thence from said Point of Beginning along the South right-of-way line of Skyview Drive, North 85 degrees 59' 48" West 49.25 feet, the Northeast corner of Thelma Kennedy and Lot No. 5 as shown on the hereinafter referred to plat; running thence with Kennedy's line South 00 degrees 55' 46" West 160.47 feet to an iron stake in the North line of Paul Martin (See Deed Book 646, Page 445); running thence along Martin's line, South 86 degrees 20' 46" East 53.16 feet to an iron stake; running thence North 00 degrees 34' 52" East 98.49 feet to an iron stake in the South line of Tax Lot 1F hereinabove referred to; thence along the South line of Tax Lot 1F, North 86 degrees 31' 36" West 3.28 feet to an iron stake in the East line of Lot No. 2 as shown on the herein after referred to plat; thence along the East line of Lot No. 2, North 00 degrees 34' 02" East 61.60 feet to an iron stake, the Point and Place of Beginning as shown on a plat of survey showing existing Lots 1F, 2F and 3F of Tax Block 2019 for Robert Miller property by Christopher A. Wall, P.L.S., Lexington, North Carolina, and being known and designated as all of Lots 2, 3 and 4 as shown upon the plat of Felix Ray Sink Property as recorded in Plat Book 13, Page 73, Forsyth County Registry, and a small strip of land off the extreme Western edge of Tax Lot 103 A, Tax Block 2019, and deeded to Robert Miller by deed recorded in Deed Book 837, Page 314. BEING all of Tax Lot 2F and 3F and a small portion of Tax Lot 103A, all in Block 2019, Forsyth County Tax Map.

The subject property is part of that property described in Deed Book 3830, Page 2686, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6833-26-6935.000 on the Forsyth County Tax Maps.