

2025011353 00087

FORSYTH COUNTY NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

\$258.00

PRESENTED & RECORDED

04/09/2025 01:24:17 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3857**PG: 637 - 640**

This instrument prepared by: Sarah I. Young, 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.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$258.00

Parcel Identifier No.: 6838-71-5363.000

Mail after recording to: GRANTEE

This instrument was prepared by: Sarah Young / Law Office of Sarah Young, PLLC,
2235-D Lewisville-Clemmons Rd, Clemmons, NC 27012

Brief Description from the Index: **Lot 11, Section 2, Pleasant View**

THIS DEED made this 27th day of March, 2025, by and between

GRANTOR	GRANTEE
Mata Properties LLC, a North Carolina Limited Liability Company 3568 Burnley Drive Clemmons, NC 27012	Patrick Hines and Donna Hines, husband and wife 1227 Winfield Drive Winston-Salem, NC 27105

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 , City of Winston-Salem, 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 3674, Page 3272, Forsyth County Registry.

Submitted electronically by "Law Office of Sarah Young, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

A map showing the above described property is recorded in Plat Book 6, Page 151, and referenced within this instrument.

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.

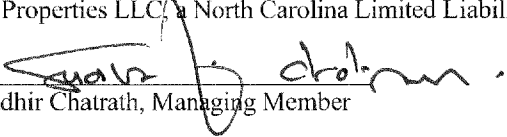
Title to the property hereinabove described is subject to the following exceptions:

Power, telephone and utility easements found of record or on ground appearing.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

Mata Properties LLC, a North Carolina Limited Liability Company

By: 
Sudhir Chatrath, Managing Member

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I, Payton Deese, a Notary Public of Davidson County, certify that Sudhir Chatrath, Managing Member of Mata Properties personally came before me this day and acknowledged that he/~~she~~ is Managing Member of Mata Properties, a Limited Liability Company, and that he/~~she~~, as Managing Member, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 27th day of March, 2025.


Official Signature of Notary

Printed name of Notary: Payton Deese

My Commission Expires: 04/30/2029

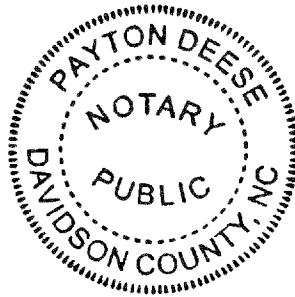


Exhibit "A"

1227 Winfield Drive, Winston Salem, NC (Tax Parcel ID No 6838-71-5363.000)

BEGINNING at a stake on the west side of Fairway Street (said stake being the corner of Lots #10 and 11); thence Northeastwardly 100 feet with Fairway Street; thence Northwestwardly 454.3 feet; thence Southwardly 112 feet; thence Southeastwardly 380.8 feet to Fairway Street, the PLACE OF BEGINNING. Being known and designated as Lot #11, Section 2 of Pleasant View Development owned by John W. Fulp.

For further reference see Plat Book 6, Page 151 as recorded in the Office of the Register of Deeds of Forsyth County, North Carolina.

Tax Parcel Number: 6838-71-5363.000

Property Address: 1227 Winfield Drive, Winston-Salem, NC 27105