

2025013524 00074

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$370.00

PRESENTED & RECORDED
 04/25/2025 01:33:11 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST

BK: RE 3859

PG: 4055 - 4058

[SPACE ABOVE FOR RECORDING DATA]

File No. 2507593NCCN

Deed

GENERAL WARRANTY DEED

Excise Tax:	\$370.00
PIN/PID:	682680396400
N.C.G.S. § 161-31:	This instrument prepared by David Clapsadl, 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.
N.C.G.S. § 105-317.2:	The property _____ does <input checked="" type="checkbox"/> does not include the primary residence of a grantor.
Return to:	Grantee
This instrument was prepared by:	Sterling Law (This deed is prepared without tax advice) 1540 E. Front Street, Suite 100 Clayton, NC 27527
Brief description:	Lot 36, Chatham Heights

THIS DEED ("Deed") is made this 25th day of April 2025 by and between:

GRANTOR	GRANTEE
SANPRADA INVESTMENTS IMC, LLC, a North Carolina Limited Liability Company	MNL RENTALS LLC, a North Carolina Limited Liability Company
PO Box 25223 Winston Salem, NC 27114	1375 Creech Rd Garner, NC 27529

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby grants, bargains, sells, and conveys unto Grantee, in fee simple and with general warranty of title, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property:

SEE EXHIBIT A, ATTACHED AND MADE PART HERETO

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;

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;

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

Each undersigned signer as or for Grantor hereby expressly warrants that said signer is duly authorized to execute, sign, and deliver this deed, that all persons may rely on this representation, and no person need further inquire into the authority of the signer;

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;

This Deed may be signed in one or more counterparts which, when assembled, shall constitute one original and valid Deed for recordation;


This conveyance is made subject to the following Exceptions and Reservations:

1. Ad valorem taxes for the current year;
2. Utility easements and unviolated covenants, conditions or restrictions;

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

[SIGNATURE(S) TO FOLLOW]

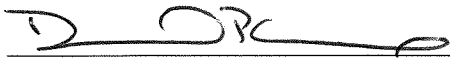
**SANPRADA INVESTMENTS IMC, LLC, A NORTH CAROLINA LIMITED
LIABILITY COMPANY**

By:  Manager (SEAL)
Joaquin A. Sandino, Member - Manager

City / County: Wake

State: North Carolina

I, a notary public under the jurisdiction aforesaid, certify that **Joaquin A. Sandino, Member - Manager** personally appeared before me this day, acknowledging to me that they signed the foregoing Deed.

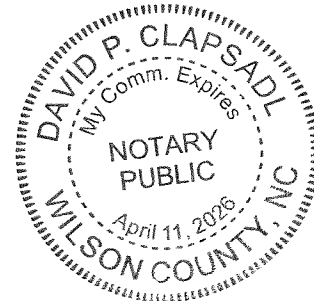

Notary Signature

4/25/2025
Date

Official Notarial Seal:
 (Ink seals only. No
 raised seals.)

Notary Name

My Commission Expires: _____

**SANPRADA INVESTMENTS IMC, LLC, A NORTH CAROLINA LIMITED
LIABILITY COMPANY**

By:  Manager (SEAL)
Stephanie Vera de Sanchez, Member - Manager

City / County: Wake

State: North Carolina

I, a notary public under the jurisdiction aforesaid, certify that **Stephanie Vera de Sanchez, Member - Manager** personally appeared before me this day, acknowledging to me that they signed the foregoing Deed.

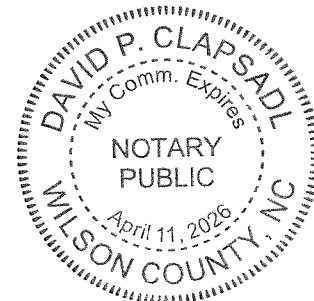

Notary Signature

4/25/2025
Date

Official Notarial Seal:
 (Ink seals only. No
 raised seals.)

Notary Name

My Commission Expires: _____



File No. 2507593NCCN
Deed

EXHIBIT "A"

Being all of Lot 36 as shown on the map of Chatham Heights recorded in Plat Book 10, Page 160 (2) in the Office of the Register of Deeds of Forsyth County, North Carolina.

For title reference, please see deed recorded in Deed Book 3832, Page 1990, Forsyth County Registry.