

2025013565 00114

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$300.00

PRESENTED & RECORDED
 04/25/2025 02:23:16 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
 BK: RE 3859
 PG: 4359 - 4362

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.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$300.00

Parcel Identifier No. 6844-14-7304.000

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: Lot 47, Carlton Bluff, PB 8, PG 89

THIS DEED made the 15 day of April, 2025, by and between

GRANTOR	GRANTEE
Dudley-NC, LLC <i>a North Carolina Limited Liability Company</i> Grantor Address: <u>700 E Redlands Blvd, Ste U-134</u> <u>Redlands CA 92373</u>	Evelin J. Gomez Sosa (unmarried) Property Address: 2634 Dudley Street Winston-Salem, NC 27107

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 3487, Page 3976, 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.

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.

Dudley-NC, LLC, a North Carolina Limited Liability Company

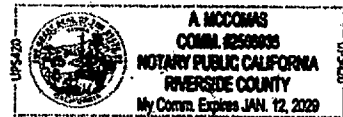
By: Mayna Barlow (SEAL)
Mayna Barlow, Member

STATE OF California
COUNTY OF San Bernardino

I, AMccomas, a Notary Public, certify that Mayna Barlow, Member of Dudley-NC, LLC personally came before me this day and acknowledged that he (she) is Member of Dudley-NC, 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 15 day of April, 2025.

AMccomas
Official Signature of Notary
Printed or typed name of Notary AMccomas



My Commission Expires: 01/12/2029

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

Exhibit "A"

**Property of Evelin J. Gomez Sosa (unmarried)
2634 Dudley Street**

BEING KNOWN AND DESIGNATED as Lot No. 47 as shown on the Map of Carlton Bluff, which is recorded in Plat Book 8 at Page 89 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The subject property is the same as that property described in Deed Book 3487, Page 3976, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6844-14-7304.000 on the Forsyth County Tax Maps.