

**2025013606 00154**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$160.00**

PRESENTED &amp; RECORDED

04/25/2025 04:07:48 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

**BK: RE 3860****PG: 193 - 195**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 160

Parcel Identifier No. \_\_\_\_\_ Verified by: \_\_\_\_\_ County on the \_\_\_\_ day of  
 \_\_\_\_\_ 20\_\_

By: \_\_\_\_\_

Mail/Box To: Grantee

This instrument prepared by: KENNETH S. LUCAS, JR., a licensed North Carolina Attorney.

Delinquent taxes, if any, to be paid by the closing attorney to the Tax Collector upon disbursement of the  
 closing proceeds.

Brief description for the Index: **322 E. Devonshire Street**

THIS DEED made this 25 day of April 2025 by and between

Grantor

Grantee

Offer Out, LLC  
 316 Keating Drive  
 Winston-Salem, NC 27104

Lina Hernandez Chegue, and spouse  
 Ramiro Prudencio Pazcual Zuniga  
 322 E. Devonshire Street  
 Winston-Salem, NC 27127

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g.  
 corporation or partnership.

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 attached Exhibit A.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_, Page \_\_\_\_.

A map showing the above described property is recorded in Plat Book \_\_\_\_ Page \_\_\_\_.

TO HAVE AND TO HOLD 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:

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

Offer Out LLC

By: \_\_\_\_\_

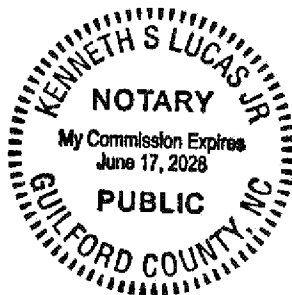
Title: \_\_\_\_\_

STATE OF NC - COUNTY OF GUILFORD.

I, the undersigned Notary Public of the County and State aforesaid, certify that Qendrim Marku personally came before me this day and acknowledged that \_\_\_\_ he is the Principal of Offer Out LLC, and that by authority duly given and as the act of each entity, \_\_\_\_ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this 25 day of April 2025.

My Commission Expires: 6/17/28

\_\_\_\_\_  
NOTARY PUBLIC



BK1934 P3783

## EXHIBIT "A"

LYING AND BEING on the South side of Devonshire Street, beginning at a point 197.38 feet, more or less, east of the intersection of Devonshire Street and Sunnyside Avenue, 5 feet West of the corner of Lot #1 and #3 and running thence Eastwardly along the South side of Devonshire street 55 feet to the corner of Lot #5; thence Southwardly along the line of Lot #5, 150 feet to an alley; thence Westwardly along the North side of said alley 55 feet to a point 5 feet west of the corner of Lots #1 and #3; thence Northwardly parallel with the west line of Lot #3 150 feet to the point of BEGINNING, being all of Lot #3 and a part of Lot #1 of the plat of the property known as Sherwood Heights, said plat recorded in Book 8, page 48, Office of the Register of Deeds of Forsyth County, North Carolina.

BEING INFORMALLY KNOWN as Tax Lots 003 and 102, Block 0777, Winston Township, Forsyth County Tax Records.