

2025013658 00028

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$590.00

PRESENTED & RECORDED

04/28/2025 09:38:00 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3860**PG: 525 - 528****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$590.00

Parcel Identifier No. 6833-26-7914.000

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: 0.79ac +/-

THIS DEED made the 24 day of April, 2025, by and between

GRANTOR	GRANTEE
Kinsa Group, LLC <i>a North Carolina Limited Liability Company</i>	Francisco Alvarenga Menjivar and spouse, Rosa Emma Alas Mejia
Grantor Address: 3770 Spring Willow Way Winston-Salem, NC 27107	Property Address: 3740 Konnoak 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.

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.

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.


Kinsa Group, LLC, a North Carolina Limited Liability Company

By:  (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 24 day of April, 2025.


Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: Jan 25 2026

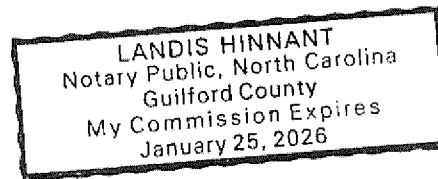


Exhibit "A"**Property of Francisco Alvarenga Menjivar and spouse, Rosa Enma Alas Mejia
3740 Konnoak Drive**

Tract One: Lying and being in Broadbay Township, and beginning at an iron stake on the west side of Konnoak Drive, formerly Holton Street Extension, said iron stake being Philip Hedrick's old northeast corner on the west side of Konnoak Drive, said iron stake being 16.41 feet westwardly from the center of the aforesaid street; running thence northwardly North 00° 25' East along the west side of Konnoak Drive, 100 feet to an iron stake on the west side of aforesaid street, a new corner of Felix Ray Sink; thence North 84° 28' West a new line along aforesaid Sink 211 feet to an iron stake, a new corner of said Sink; thence South 03° 06' West a new line 100 feet to iron stake, a new corner of Felix Ray Sink in Philip Hedrick's old north line; thence South 84° 32' East along the old north line of Philip Hedrick 215.73 feet to the point of Beginning, containing 21,336 square feet including one-half of Konnoak Drive, or in all 22,977 square feet, as surveyed by June Lineback, see deed recorded in Book 457, page 641. Being a portion of Lot No. 3, of the Longworth Place, recorded in Plat Book 2, page 85, in the office of the Register of Deeds of Forsyth County, North Carolina.

Tract Two: Lying and being in Broadbay Township, and being known and designated as Lot No. 1 as shown on map of Felix Ray Sink property as recorded in Plat Book 13, page 73, in the office of the Register of Deeds of Forsyth County, North Carolina.

The subject property is the same as that property described in Deed Book 3830, Page 2686, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6833-26-7914.000 on the Forsyth County Tax Maps.