

**2025019473 00086**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$50.00**

PRESENTED & RECORDED  
06/09/2025 01:04:38 PM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: CHELSEA B MARTINEZ, DPTY  
**BK: RE 3867**  
**PG: 3870 - 3871**

## **NORTH CAROLINA GENERAL WARRANTY DEED**

**This instrument was prepared by Merritt Law, PLLC, 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 proceedings.**

**Excise Tax:** \$50.00

Parcel ID No. 6845-26-3812.000

Mail/Box to: GRANTEE

This instrument was prepared by: Merritt Law, PLLC; 1620 Dale Earnhardt Blvd., Kannapolis, NC 28083

Brief description for the Index:

THIS DEED, made this the 9<sup>th</sup> day of June, 2025 by and between

**GRANTOR:** SANTOS ANIBAL MALDONADO, unmarried (herein referred to as **Grantor**) whose mailing address is: 4473 Oakridge Drive, Winston-Salem, NC 27105

**GRANTEE:** P&G REALTY SOLUTIONS, LLC, a North Carolina Limited Liability Company (herein referred to as **Grantee**) whose mailing address is: 400 Gilead Road, Suite 2142, Huntersville, NC 28070

### **WITNESSETH:**

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in Forsyth County, North Carolina and more particularly described as follows:

**FRONTING 120 FEET ON THE SOUTH SIDE OF HOLLAND BOULEVARD AND OF THAT WIDTH EXTENDING BACK SOUTH 125 FEET TO THE OLD BELEWS CREEK ROAD, AND BEING KNOWN AND DESIGNATED AS LOT NOS. 108 AND 109 ON THE PLAT OF PIN EC REST PROPERTY. SEE PLAT BOOK 1, PAGE 66(2) IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA; ALSO DEED BOOK 171, PAGE 280.**

**Property Address:** Lula Street, Winston-Salem, NC 27105 (Parcel No. 6845-26-3812.000)

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 3368, Page 1078.

A map showing the above-described property is recorded in Map Book 1, Page 66(2).

Submitted electronically by "Merritt 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 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.

And 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.

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

- 1) All easements, restrictions and rights of way of record
- 2) Those matters that a current survey would disclose
- 3) Ad valorem taxes for 2025 and subsequent years

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.

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

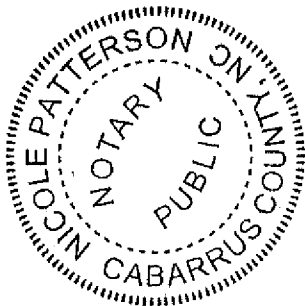
S.A.B. (SEAL)  
SANTOS ANIBAL MALDONADO

**STATE OF NORTH CAROLINA  
COUNTY OF CABARRUS**

I, **Nicole Patterson**, a Notary Public of the State of North Carolina, County of Cabarrus, do hereby certify that **SANTOS ANIBAL MALDONADO** appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

This the 9 day of June, 2025.

(SEAL)



Nicol Pate  
Notary Public

My commission expires: **08/13/2028**