

2025019847 00079

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$133.00

PRESENTED & RECORDED
 06/11/2025 01:23:19 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3868
PG: 1510 - 1513

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$133.00

Parcel Identifier No. 6836-84-4951.000

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 89, ANDREWS ADDITION TO FAIRVIEW HEIGHTS, PB 8, PG 88

THIS DEED made the 10 day of June, 2025, by and between

GRANTOR	GRANTEE
Closed Door Realty, LLC <i>a North Carolina Limited Liability Company</i>	Juana Veronica Perez
Grantor Address: 129 Fayette Street Northwest, Suite 102 Winston-Salem, NC 27101	Property Address: 1621 East 23rd Street Winston-Salem, NC 27105

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 3395, Page 747, 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.

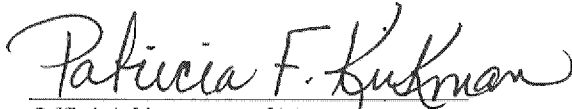
Closed Door Realty, LLC, a North Carolina Limited Liability Company

By:  (SEAL)
Adrian Lipovan, Member

STATE OF North Carolina
COUNTY OF Forsyth

I, Patricia F. Kirkman, a Notary Public, certify that Adrian Lipovan, Member of Closed Door Realty, LLC personally came before me this day and acknowledged that he/she is Member of Closed Door Realty, 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 10 day of June, 2025.



Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 5/29/29

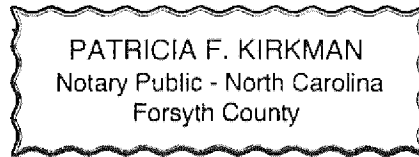


Exhibit "A"
Property of Juana Veronica Perez
1621 East 23rd Street

Being known and designated as Lot No. 89, on the Map of ANDREWS ADDITION TO FAIRVIEW HEIGHTS, as recorded in Plat Book 8, Page 88, 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 part of that property described in Deed Book 3395, Page 747, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6836-84-4951.000 on the Forsyth County Tax Maps.