

2025020090 00180FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$136.00

PRESENTED & RECORDED

06/12/2025 04:49:25 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3868**PG: 2886 - 2888**

Tax Parcel Identifier Number: 6834-45-8471.000

Revenue Stamps: \$136.00

This instrument was prepared by: **Truman Barker, Esq, of Barker Law, P.C., 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. Without Survey.**

Return to: **Grantee**

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made June 11th, 2025 by and between**GRANTOR****EDINSON M. DELGADO, unmarried**

Mailing Address:

4300 Bailey Ct

Winston Salem, NC 27127

GRANTEE**CLARET CAPITAL, LLC, a
California limited liability company**

Mailing Address:

1890 Sutter St., Apt 312

San Francisco, CA 94115

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 herein by reference.

Said parcel having the address of: 240 E. Brookline Street, Winston Salem, NC 27127

submitted electronically by "Barker Law, P.C."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The real property referenced herein **does** include the primary residence of at least one of the Grantors.

For back reference, see Deed Book 3092 Page 499, in the 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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Ad valorem taxes for the current year and any special taxes due by reason of use of the premises, rights-of-way of public highways, roads, and public utilities adjacent to or servicing the premises, easements and restrictions of public record, and noncompliance, if any, with local, county, state or federal government laws, ordinances, or regulations relative to zoning, environment, subdivision, occupancy, use, construction or the development of the subject property. Pro ration of any taxes shall be according to agreement of the parties.

IN WITNESS WHEREOF, the Grantors have hereunto set his/her hand and seal the day and year of the Notary acknowledgment herein.

Edinson M. Delgado (SEAL)
Edinson M. Delgado

County of Guilford, State of North Carolina

I certify that the following person personally appeared before me this day, each acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Edinson M. Delgado

Date: 6/11/25

Tammy B Olds
Notary Public
My Commission Expires: 1/5/27

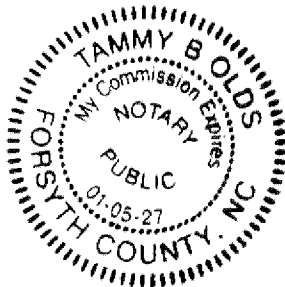


EXHIBIT A

BEGINNING at an iron stake located at the southeast intersection of Brookline Street and a 15-foot alley, said iron stake being the northwest corner of Lot 28, Block 64, Winston-Salem Land and Investment Co., as per plat thereof recorded in Plat Book 4, Page 147 in the Office of the Register of Deeds of Forsyth County, North Carolina and running thence with the southern right of way line of Brookline Street South 78 degrees 58 minutes East 85 feet to an iron stake; thence running South 11 degrees 36 minutes 20 seconds West 100 feet to an iron stake; thence North 78 degrees 58 minutes West 84 feet to an iron stake in the southeast right of way line of said 15-foot alley; thence running with said alley North 11 degrees 02 minutes East 100 feet to an iron stake, the point and place of BEGINNING and being the western portion of Lots 26 and 28, Block 64, Winston-Salem Land and Investment Co., as per plat thereof recorded in Plat Book 4, Page 147 in the Office of the Register of Deeds of Forsyth County, North Carolina and being the identical property described as Tract 2 in deed recorded in Book 2042, Page 2128, Forsyth County Registry.

Property Address: 240 E Brookline Street, Winston Salem, NC 27127

Parcel ID: 6834-45-8471.000