

2025024483 00091

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$120.00

PRESENTED & RECORDED
 07/16/2025 02:10:26 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
 BK: RE 3874
 PG: 2231 - 2232

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$120.00

PARCEL IDENTIFIER NO. 6844-03-0125

VERIFIED BY _____ COUNTY ON THE ____ DAY OF _____, 2025
 THIS INSTRUMENT WAS PREPARED BY: 24 HOUR CLOSING

RETURN TO: 24 HOUR CLOSING 803 N. MAIN ST., SALISBURY, NC 28144
 BRIEF DESCRIPTION FOR THE INDEX:

THIS DEED made this 14th day of July, 2025, by and between

Title Company: *Venture Title, LLC*

| GRANTOR | GRANTEE |
|--|---|
| Elevated Investment Group LLC | Evelin Josefina Leon Bernal |
| Mailing Address 312 Avery Trail Drive Arden, NC 28704 | Property Address: 1012 Moravia St. Winston Salem, NC 27107 |
| | Mailing Address 2516 Sink Street Winston Salem, NC 27107 |

WITNESSETH: That said Grantor has remained and released and by these presents do remise, release, convey and forever convey unto Grantee, their heirs, and/or successors and assigns, all right, title, claim and interest of the Grantor in and to a certain lot(s) or parcel of land situated in the City of Winston Salem, Forsyth County, North Carolina, and more particularly described as follows:

Lying and being in the City of Winston-Salem, Forsyth County, North Carolina, and BEGINNING at an iron stake in the Southwestern right of way line of Moravia Street, said stake being 150 feet in a southeastwardly direction from the intersection of Waightown-Clemmons Road and Moravia Street, said stake also being the southeastern corner of Lot No. 9; running thence South 39° 50' East along Moravia Street: 50 feet to an iron stake; thence South 52° 43' West 195.5 feet to an iron stake; thence North 00° 56' East 54.20 feet to an iron stake; thence North 50° 10' East 160.0 feet to an iron stake, the place of BEGINNING, being known and designated as Lot No. 10, Block H, Map of Property of Memorial Industrial School, Inc., Plat Book 12, Page 17, Forsyth County Registry, reference to said plat being made as an aid to the description of this property.

Property Address: 1012 Moravia St Winston-Salem City NC 27107
 Parcel ID: 6844-03-0125

All or a portion of the property herein conveyed (____) includes or (☒) does not include the primary residence of a Grantor.

The properties hereinabove described was acquired by Grantor by instrument recorded in Book 3873 at Page 132.

submitted electronically by "Pinyan Law Office, PLLC d/b/a 24 Hour Closing"
 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 lawful claims of all persons whomsoever, other than the following exceptions:

All such valid and enforceable easements, restrictions and rights of way of record and the lien of ad valorem taxes for the current year which the grantee herein assumes and agrees to pay.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal the day and year first above written.

Elevated Investment Group LLC

BY: *Dillon Hamilton Mabe*
Dillon Hamilton Mabe
Member

STATE OF North Carolina

COUNTY OF Burcombe

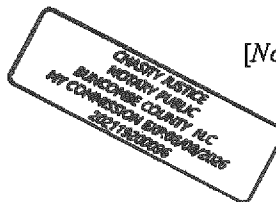
I certify that **Dillon Hamilton Mabe, Member of Elevated Investment Group LLC**, who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day; acknowledging to me that he voluntarily signed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 15 day of July, 2025

Notary Signature: *Cheryl J. Mabe*

Notary's Printed Name: Cheryl J. Mabe

My Commission Expires: 6-8-26



[Notarial Seal]