

2025025716 00067FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$380.00

PRESENTED & RECORDED

07/25/2025 12:34:42 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3876

PG: 373 - 376

Excise Tax \$ 380.00

Recording Time, Book and Page

Tax Lot No.

Parcel Identifier No. 6837-62-2648.000

Mail after recording to Moss Woods PLLC, 4192 Mendenhall Oaks Pkwy, High Point, NC 27265

This instrument was prepared by John K. White, Jr, a licensed NC attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. John K. White, Jr. prepared this instrument without review or examination of title to the herein described property and no opinions or representations are being made by John K. White, Jr. or The Law Office of John K. White, Jr. PLLC.

Brief Description for the index

807 Akron Drive, Winston-Salem, NC

NORTH CAROLINA SPECIAL WARRANTY DEEDTHIS DEED made this 16th day of July, 2025, by and between**GRANTOR**

ALFIE Classic REO LLC,
a North Carolina limited liability company

19 Arlington Street, Suite 1
Asheville, NC 28801

GRANTEE

Sandra Guadalupe Sanchez Duarte and
Melanie Giovanna Prieto Sanchez,
as Joint Tenants with Right of Survivorship

807 Akron Drive
Winston Salem, NC 27105

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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

Submitted electronically by "Moss Woods PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3846, at Page 3688, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 1, at Page 106, Forsyth County Registry.

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

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

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

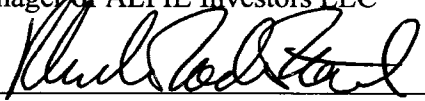
1. Easements, restrictions and rights-of-way of record.
2. Ad valorem taxes for the year 2025 and subsequent years.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if a corporation, limited liability company, or partnership, has caused this instrument to be signed in its name by its corporate officer, manager, general partner, or authorized agent, the day and year first above written.

ALFIE Classic REO LLC, a North Carolina limited liability company

By: ALFIE Investors LLC, a North Carolina limited liability company,
as its Member and Manager

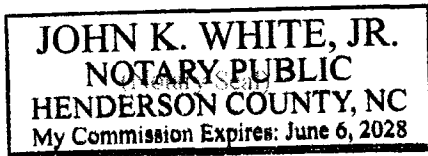
By: ALFIE Management LLC, a North Carolina limited liability company,
as Manager of ALFIE Investors LLC

By:  (SEAL)
Rhulon Todd Fowler, its Manager

STATE OF NORTH CAROLINA, COUNTY OF BUNCOMBE

I, the undersigned, a Notary Public of the County and State aforesaid, certify that Rhulon Todd Fowler, in his capacity as Manager of ALFIE Management LLC, Manager of ALFIE Investors LLC, Manager of the within named Grantor, personally appeared before me this day, and having satisfactorily proven to be the person authorized to do so, acknowledged the execution of the forgoing instrument.

Witness my hand and official stamp or seal, this 16th day of July, 2025.



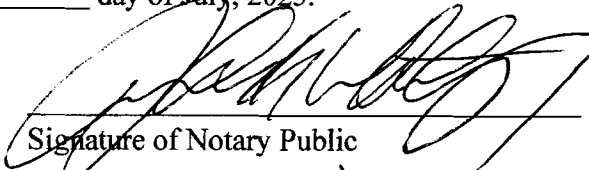

Signature of Notary Public
John K White Jr
Printed Name of Notary Public
My Commission Expires: 6/6/2028

EXHIBIT "A"
Legal Description for Stones

ALL THAT CERTAIN LOT OR PARCEL OF LAND, TOGETHER WITH THE IMPROVEMENTS THEREON, SITUATED IN THE COUNTY OF FORSYTH, STATE OF NORTH CAROLINA, NEAR THE CITY OF WINSTON SALEM, AND BEING PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STAKE IN THE NORTH MARGIN OF WALKER ROAD, SAID STAKE BEING A DISTANCE 50 FEET EASTWARDLY FROM THE NORTHEAST CORNER OF THE INTERSECTION OF THE PROPERTY LINE ON TISE AVE. AND WALKER ROAD, THIS POINT OF BEGINNING ALSO IN THE SOUTHEAST CORNER OF LOT NO. 121; THENCE ALONG WALKER ROAD S 87 DEG. 30 MIN. EAST 50 FT. TO A STAKE, THE CORNER OF LOT 119; THENCE ALONG THE WEST LINE OF LOT NO. 119, N 3 DEGS. 00 MIN. EAST 179 FT. TO A STAKE; THENCE N 87 DEGS. 10 MIN. WEST 50 FT. TO A STAKE IN THE LINE OF LOT NO. 121; THENCE S 3 DEGS. 00 MIN. WEST 179.3 FEET. TO A STAKE, THE PLACE OF BEGINNING, THE SAME BEING KNOWN AS DESIGNATED AS THE SOUTHERN PART OF LOT NO. 120, AS SHOWN ON THE PLAT OF OGBURN REALTY CO.'S PROPERTY, DULY RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS, FORSYTH COUNTY, NC, IN BOOK 1, PAGE 106, AND ALSO BEING THE SAME PROPERTY AS DESCRIBED IN DEED BOOK 450, PAGE 260.

SAVE AND EXCEPT FOR A 3FT. STRIP OF LAND PREVIOUSLY CONVEYED FROM THE ABOVE DESCRIBED TRACT AS IS SET FORTH IN DEED RECORDED IN DEED BOOK 951, PAGE 651, WHICH DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE.

BEING the same property conveyed to ALFIE Classic REO LLC as recorded in Book 3846, at Page 3688 of the Forsyth County Register of Deeds.

Property Address: 807 Akron Dr., Winston Salem, NC 27105
PIN: 6837-62-2648.000