

2025033537 00199

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$370.00

PRESENTED & RECORDED
 09/22/2025 04:02:39 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: TIMOTHY R WILLIAMS, ASST
BK: RE 3886
PG: 537 - 541

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$370.00

Parcel Identifier No. 6834-92-7257.000

Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail to: Grantee

This instrument prepared by: Rachel M Starnes, a licensed North Carolina attorney, for Atlas Orange.

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 10, ROSIE STREET HOMES, SEC 1, PB 24, PG 11

THIS DEED made the 12th day of Sept, 2025, by and between

GRANTOR	GRANTEE
Beachbreak Homes Inc., <i>a California Corporation</i>	Maria Teresa Noyola Jimenez
Grantor Address: 1611 A South Melrose Drive, #393 Vista, CA 92081	Property Address: 855 Woodcote Drive Winston-Salem, NC 27107

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 [X] is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 3866, Page 289, Forsyth County Registry.

submitted electronically by "Kasper & Payne, P.A."
 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 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.

Beachbreak Homes Inc., a California Corporation

By:  (SEAL)
Adam Lloyd Jones, President

STATE OF _____
COUNTY OF _____

I, _____, Notary Public, do hereby certify that Adam Lloyd Jones, President of Beachbreak Homes Inc. personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this _____ day of _____, 2025.

Official Signature of Notary
Printed or typed name of Notary

My Commission Expires:

SEE NOTARY
ATTACHMENT

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego)

On September 12, 2015 before me, Jennifer Lee Young, Notary Public
(insert name and title of the officer)

personally appeared Adam Lloyd Jones
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

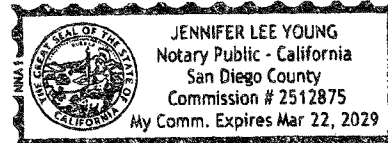
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

J. Lee Young

(Seal)



OPTIONAL

Completing this information can deter alteration of the document or
fraudulent reattachment of this form to an unintended document

Description of Attached Document

Title or Type of Document: North Carolina General Warranty Deed

Document Date: 9/12/2015 Number of Pages: _____

Exhibit "A"
Property of Maria Teresa Noyola Jimenez
855 Woodcote Drive

BEING KNOWN AND DESIGNATED as Lot number 10 as shown on the Plat of ROSIE STREET HOMES, SECTION 1, as recorded in Plat Book 24 at Page 11 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which plat reference is hereby made for a more particular description.

The subject property is the same as that property described in Deed Book 3866, Page 289, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6834-92-7257.000 on the Forsyth County Tax Maps.

The preparer of this document has been engaged solely for the purpose of drafting this instrument and prepared the instrument only from the information provided. The preparer has not been requested to conduct nor has the preparer completed any of the following: a title search, an examination of the legal description, an opinion on title, or advice on the tax/legal consequences that may arise as a result of the conveyance. Further, such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated, and the preparer has not verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.