

2025036197 00129

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$560.00

PRESENTED & RECORDED

10/10/2025 02:09:53 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3889**PG: 3241 - 3242**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$560.00

Parcel Identifier No.: 6838-02-8304.000 (Block 3029, Lot 021)

Mail tax bills to Grantee: 101 Azalea Drive, Winston-Salem, NC 27105

This instrument was prepared by: T. Thomas Kangur, Jr., 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 21, Gladstone Courts

THIS DEED made this 8th day of October, 2025 by and between,

GRANTOR	GRANTEE
REPURPOSE GARAGE LLC a North Carolina limited liability company	Stephanie J. Hernandez Rodriguez (unmarried) and Franuel Munoz (married)
Mailing Address: 7703 French Drive, Browns Summit, NC 27214	Mailing Address: 101 Azalea Drive, 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:

Being all of Lot 21, GLADSTONE COURTS subdivision, as shown on a map thereof recorded in Plat Book 17, Page 183, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 101 Azalea Drive, Winston-Salem, NC 27105

The property does not include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3855, Page 2049, Forsyth County Registry. A map showing the above-described property is recorded in Plat Book 17, Page 183.

Submitted electronically by "Kangur & Porter, LLP"
 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 all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Repurpose Garage, LLC
a North Carolina limited liability company

By: _____

Marcelo Lucotti Da Silva, Manager

State of North Carolina, County of Forsyth

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Marcelo Lucotti Da Silva, Manager of Repurpose Garage, LLC**, a North Carolina limited liability company, and that by authority duly given and as the act of the company, he executed the foregoing instrument in its name and on its behalf as its act and deed.

Date: _____

10/8/25

Patricia F. Kirkman

Notary Public

Patricia F. Kirkman

printed or typed name of notary public

PATRICIA F. KIRKMAN
Notary Public - North Carolina
Forsyth County

My Commission Expires: _____

5/29/29