

2023037512 00081

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$335.00

PRESENTED & RECORDED
 11/02/2023 02:12:39 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3780
PG: 315 - 317

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$335.00
 Parcel Identifier No. 6804-26-3487.000
 Verified by _____ County on the _____ day of _____, 20____
 By: _____
 Mail/Box to: Grantee at: 15181 SW 113 Terrace, Miami, FL 33196

This instrument was prepared by Heather J. Kiger, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description: Unit 2-B, Bldg 4752, Tatton Park Condominiums, Ph 2, CB 7, PG 149, Forsyth County, North Carolina.

THIS DEED made this 31 day of OCTOBER, 2023, by and between

GRANTOR	GRANTEE
JORGE E. TAVITAS TORRES and spouse, ALEJANDRA CORRAL FLORES	AVA ASSETS, LLC, a Florida Limited Liability Company
FORWARDING ADDRESS: <u>27810 BASSETT ROAD</u> <u>WESTLAKE, OH 44145</u>	PROPERTY ADDRESS: <u>4752-2B TATTON PARK CIRCLE</u> <u>WINSTON-SALEM, NC 27103</u>
PROPERTY ADDRESS IS <input checked="" type="checkbox"/> IS NOT GRANTOR'S PRIMARY RESIDENCE	

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"

Submitted electronically by "Heather Kiger Law PLLC"
 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, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2023 and subsequent years.

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

[Signature] (SEAL)
JORGE E. TAVITAS TORRES

[Signature] (SEAL)
ALEJANDRA CORRAL FLORES

State of Ohio - County of Cuyahoga

I, DONNA LIPINSKI, a Notary Public of the County and State aforesaid mentioned, certify that **JORGE E. TAVITAS TORRES**, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 31 day of OCTOBER, 2023.

[Signature] Notary Public

SEAL



DONNA LIPINSKI
Notary Public
State of Ohio
My Comm. Expires
March 13, 2027

My Commission Expires: _____

State of Ohio - County of Cuyahoga

I, DONNA LIPINSKI, a Notary Public of the County and State aforesaid mentioned, certify that **ALEJANDRA CORRAL FLORES**, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 31 day of OCTOBER, 2023.

[Signature] Notary Public

SEAL



DONNA LIPINSKI
Notary Public
State of Ohio
My Comm. Expires
March 13, 2027

My Commission Expires: _____

EXHIBIT "A"

Being a unit ownership of Unit 2-B, Building 4752 (Building C-10) of Tatton Park Condominium, as shown on a survey plat entitled "As-Built Survey of Building 4752, Phase 2, Tatton Park Condominiums," prepared on 11/13/2006 by Richard P. Bennett, Allied Land Surveying Co., P.A.; said plat being recorded in Condo Book 7, Pages 149-150 of the Forsyth County Registry, reference to which is hereby made for a more particular description. Subject to the Master Covenants, Conditions, Reservations and Restrictions for Tatton Park, as recorded in Deed Book 2264, Page 850, and all subsequent amendments of record. Subject also to the Declaration of Condominium for Tatton Park Condominium recorded in Deed Book 2366, Page 3523 of the Forsyth County Registry.

Together with property described herein, the grantors convey also a 1.66666 percent interest in the common areas and facilities as set forth in Section 2, Paragraph E of that certain Amendment of Declaration of Condominium for Tatton Park Condominium - Building 4752, dated December 15, 2006 and recorded on December 15, 2006 in Deed Book 2716, Page 3874, Forsyth County Registry, and further set forth in Exhibit "B" attached thereto, reference to which is hereby made for a more particular description.