

2022013993 00196

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
 \$1800.00
 PRESENTED & RECORDED
 03/23/2022 04:35:27 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
 BK: RE 3683 PG: 3583 - 3585

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,800.00

Parcel Identifier No. 6824-79-8013.000 Verified by _____ County on the ____ day of _____, 20____
 By: _____

Prepared by/ mail to: **Iddings & Thacker, PLLC, 333 N. Greene Street, Ste. 406, Greensboro, NC 27401 (smt/pmw)**

Brief description for the Index: Metes and bounds

THIS DEED made **March 23, 2022**, by and between

GRANTOR	GRANTEE
Taqueria Guadalajara II, Inc. a North Carolina corporation Mailing Address: 3648 Amaranthus Court Charlotte, NC 28269	F&B Realty Group LLC a North Carolina limited liability company Mailing Address: 4401 Edbury Court High Point, North Carolina 27265

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:

Exhibit A attached

Property Address: 980 Peters Creek Parkway, Winston-Salem, North Carolina 27103

The property hereinabove described was acquired by Grantor by instruments recorded in **Book 3283, Page 3287**.

Does all or a portion of the property herein conveyed include the primary residence of a Grantor? No

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.

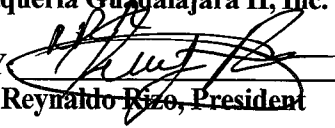
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Easements, restrictions and rights of way of record or affecting the above-described premises 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.

Taqueria Guadalajara II, Inc.

BY

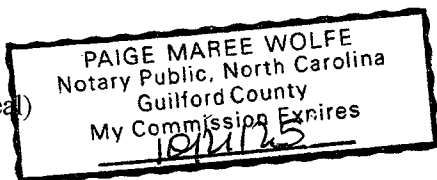

Reynaldo Rizo, President

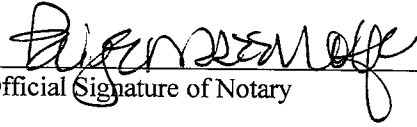
State of North Carolina, County of Guilford

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Reynaldo Rizo**.

Witness my hand and official seal this the 23rd day of March, 2022.

(Official Seal)




Official Signature of Notary

Paige Maree Wolfe

Printed or typed name

My commission expires: 10/21/25

EXHIBIT A

BEGINNING at an iron pipe in the Western right of way of Peters Creek Parkway in the Northern line of Key, LLC (Book 3338, Pages 1353 and 1357, Office of the Register of Deeds of Forsyth County, North Carolina), said iron pipe being located South 88 degrees 55 minutes 57 seconds West 3.20 feet from the Northeast corner of Key, LLC in the Western right of way of Peters Creek Parkway and running thence from said beginning point along the Northern line of Key, LLC South 88 degrees 55 minutes 57 seconds West, crossing an iron pipe found at 178.59 feet, a total distance of 248.59 feet to iron in Peters Creek; thence along Peters Creek North 03 degrees 23 minutes 22 seconds East 156.53 feet to an iron in said creek, a corner with DeRosa Capital 11, LLC (see Book 3558, Page 636, Office of the Register of Deeds of Forsyth County, North Carolina; thence along the line of DeRosa Capital 11, LLC North 86 degrees 30 minutes 47 seconds East 143.00 feet to an iron pipe, a corner with DeRosa Capital 11, LLC and J & J Turner, LLC; thence along the line of J & J Turner, LLC South 89 degrees 58 minutes 34 seconds East 96.01 feet to a nail in the Western right of way line of Peters Creek Parkway; thence along the Western right of way line of Peters Creek Parkway South 00 degrees 04 minutes 13 seconds West 123.13 feet to an iron pipe; thence continuing with the Western right of way line of Peters Creek Parkway South 01 degrees 04 minutes 47 seconds East 37.16 feet to the point of **BEGINNING**, and containing 0.89 acres, more or less, according to a survey prepared by Four Points Surveyors dated February 14, 2022.