

2018016107 00078

FORSYTH CO. NC FEE \$26.00
PRESENTED & RECORDED
05/02/2018 12:57:04 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: SANDRA YOUNG
DPTY

BK: RE 3402
PG: 2956 - 2958

Return after recording to: Kangur & Porter, LLP
Prepared by: T. Thomas Kangur, Jr.

NORTH CAROLINA)
)
FORSYTH COUNTY)

MEMORANDUM OF CONTRACT

THIS MEMORANDUM is made and entered into as of the 2nd day of May, 2018, by and between **Casa Buena, LLC** (hereinafter referred to as "Grantor") and **Marina Sanchez Cardenas and Eladio Silvan Obando** (hereinafter collectively referred to as "Grantee").

The Grantor and Grantee hereby give notice of the following terms of the Land Sale Contract:

Effective Date of Contract: May 2, 2018

Grantor: Casa Buena, LLC, a North Carolina limited liability company

Grantee: Marina Sanchez Cardenas and Eladio Silvan Obando

Description of Premises:

BEGINNING at a stake on the south side of 24th Street (formerly Tatum Street) said stake being 50 ft. east of the Southeast intersection of 24th and Hege Streets, running thence Eastwardly 50 ft. to a stake, the northwest corner of Lot 19; thence Southwardly 120 ft. to a stake, the southwest corner of Lot 19; thence Westwardly 50 ft. to a stake, the southeast corner of Lot 17; thence Northwardly 120 ft. to a stake in 24th Street, the northeast corner of Lot 17 and place of Beginning, being Lot 18 as shown on the map of PARK VIEW, as recorded in the office of the Register of Deeds for Forsyth County, North Carolina, in Book 8, page 50.

Property Address: 1406 E. Twenty Fourth Street, Winston-Salem, NC 27105

Initial Term of Contract: The term shall begin on May 2, 2018 and continue for a period of 155 months until the ending date of April 1, 2031.

Option Period: Grantee has the right to exercise its option to complete its purchase the Premises at any time during the contract term.

Right to Cure Default: Grantee shall have the right to cure a default of the contract provisions within thirty (30) days after written notice of such default and the Grantee has the right to cure a default once during the term of the Contract.

All parties are further given notice of the terms and conditions set forth in the Contract in addition to those described above. Copies of the Contract are in the possession of the Grantor and Grantee. The terms and conditions of said Lease are incorporated herein by reference and made a part hereof.

Grantor:

Casa Buena, LLC

By: Deborah Suarez, Manager (SEAL)
Deborah Suarez, Manager

Grantee:

Marina Sanchez Cardenas (SEAL)
Marina Sanchez Cardenas

Eladio Silvan Obando (SEAL)
Eladio Silvan Obando

State of North Carolina, County of Forsyth

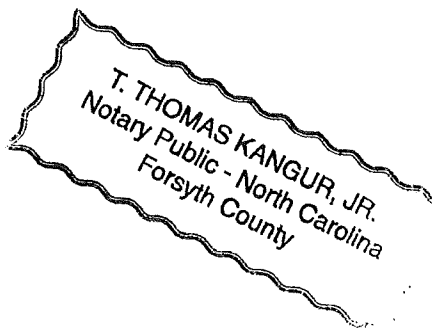
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Deborah Suarez, Manager of Casa Buena, LLC**, a North Carolina limited liability company, and that by authority duly given and as the act of the company, she executed the foregoing instrument in its name and on its behalf as its act and deed.

Date: 5/2/18

T. Thomas Kangur, Jr.
Notary Public

T. Thomas Kangur, Jr.
printed or typed name of notary public

My Commission Expires: 6/12/22



State of North Carolina, County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Marina Sanchez Cardenas and Eladio Silvan Obando**

Date: 5/2/18

T. Thomas Kangur, Jr.
Notary Public

T. Thomas Kangur, Jr.
printed or typed name of notary public

My Commission Expires: 6/12/22

