

2020040365 00206

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$11.00
PRESENTED & RECORDED
09/11/2020 02:23:40 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B POLLOCK
DPTY

BK: RE 3551
PG: 1131 - 1133

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 11.00

Parcel Identifier No. 6845-25-3884.00 Verified by _____ County on the ____ day of _____, 20__
By: _____

Mail/Box to: GRANTEE

This instrument was prepared by: Getter Law Offices, P.A., 7500 Six Forks Rd, Suite 101, Raleigh, NC 27615

Brief description for the Index: LOT 20, Hicks St

THIS DEED made this 3rd day of September, 2020 by and between

GRANTOR
McGuire Building Company, LLC, a dissolved
North Carolina Limited Liability Company
285 South Stratford Road
Winston Salem, NC 27103

GRANTEE
Michelle Mitchell LLC
a North Carolina Limited Liability Company
PO Box 90427
Raleigh, NC 27675

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 the City of Winston Salem, _____ Township, Forsyth County, North Carolina and more particularly described as follows:

See Attached

Known as: 0 Hicks Street Winston Salem, NC 27101
Parcel ID: 6845-25-3884.00

This conveyance is made as part of the winding up of the last affairs of the Grantor LLC.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2445 page 1368.

All or a portion of the property herein conveyed includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 11 page 236.

NC Bar Association Form No. 3 © 1976, Revised © 1/1/2010
Printed by Agreement with the NC Bar Association

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 and restrictions of record. 2020 ad valorem taxes.

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

McGuire Building Company, LLC _____ (SEAL)

By: Danny L. McGuire (Entity Name) _____ Print/Type Name: _____

Print/Type Name & Title: Manager DANNY L. McGuire _____ (SEAL)

Print/Type Name: _____

By: _____ (SEAL)

Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)

Print/Type Name & Title: _____ Print/Type Name: _____

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____

personally appeared before me this day and

acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or

seal this _____ day of _____, 20____.

My Commission Expires: _____ Notary Public

(Affix Seal) _____ Notary's Printed or Typed Name

State of North Carolina - County or City of Forsyth

I, the undersigned Notary Public of the County or City of Winston-Salem and State aforesaid, certify that _____

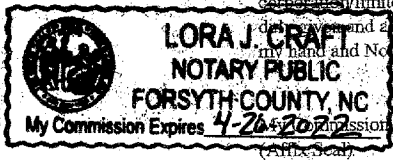
Danny L. McGuire personally came before me this day and acknowledged that he is the

Manager of McGuire Building Company, LLC, a North Carolina or _____

corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority

of _____ and the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness

my hand and Notarial stamp or seal, this 8th day of September, 2020.



(Affix Seal) _____

My Commission Expires: April 26, 2022

Lora J. Craft

Lora J. Craft Notary Public

Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____ Notary Public

(Affix Seal) _____ Notary's Printed or Typed Name

ATTACHMENT

Known as: 0 Hicks Street Winston Salem, NC 27101
Parcel ID:6845-25-3884.00

BEGINNING at an iron stake on the west side of Slater Circle 350 feet south of Belews Creek Road and the southeast corner of Lot 19; thence South 47° 35' West 150 feet to an iron stake at the southwest corner of Lot 19; thence South 30° East 50 feet to an iron stake at the northwest corner of Lot 21; thence North 47° 30" East 150 feet to an iron stake on the west side of Slater Circle and the northeast corner of Lot 21; thence North 30° West 50 feet to the point and place of beginning and being Lot 20 as shown on the plat of Noah S. Myers as recorded in Plat Book 11 at Page 236 in the Office of the Register of Deeds of Forsyth County, North Carolina and being the identical property as described in deed recorded in Book 604, Page 257, Forsyth County Registry.

Hicks Street, Winston-Salem, North Carolina