

2020043492 00169

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$277.00

PRESENTED & RECORDED
 09/29/2020 02:22:49 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA M THOMPSON
 DPTY

BK: RE 3555**PG: 1525 - 1527**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$277.00

Parcel Identifier No.: 6845-59-8865.00

Mail after recording to: Grantee(s)

This instrument was prepared by: Stegall & Clifford, PLLC, 445 Dolley Madison Road, Suite 102, Greensboro, NC 27410

Brief Description from the Index: Lots 21-23, Camel City Heights

THIS DEED made this 29th day of September, 2020, by and between

GRANTOR	GRANTEE
CX3 Builders, LLC, a Limited Liability Company	Ryan Helm and Summer Helm, a married couple
Mailing Address: 4200 Carrowmore Place Charlotte, NC 28208	Property Address: 228 Crews Street, Winston-Salem, NC 27101

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

See Exhibit "A" Attached Hereto and Made a Part Hereof

Is the property the primary residence of the Grantors? **No**

The property herein described was acquired by Grantor by instrument recorded in Book 3532, Page 1312, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 4, Page 168, and referenced within this instrument.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Easements, rights-of-way, and restrictions of record or visible upon the described property, and to ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

CX3 Builders, LLC, a Limited Liability Company


By: 

Valente De Los Santos, Member Manager

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

I, Robert W. Brown III Notary Public, certify that Valente De Los Santos personally came before me this day and acknowledged that he/she is Member Manager of CX3 Builders, LLC, a Limited Liability Company, and that he/she, as Member Manager, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 29th day of September, 2020.


Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 10/9/24

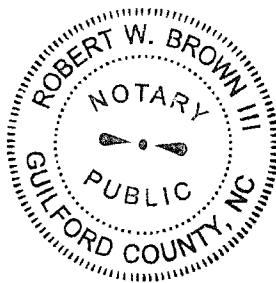


Exhibit "A"

Tract 3:

Being known and designated as Lot Nos. 21,22 and 23, as shown on the plat of CAMEL CITY HEIGHTS, as recorded in Plat Book 4, Page 168, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Parcel ID # 6845-59-8865.00

Property Address: 228 Crews Street, Winston-Salem, NC 27101