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FORSYTH CO. NC FEE \$26.00 STATE OF NC REAL ESTATE EXTX \$50.00 PRESENTED & RECORDED 01/19/2021 04:58:31 PM LYNNE JOHNSON REGISTER OF DEEDS BY: ANGELA M THOMPSON DPTY

North Carolina Bar Association - NC Bar Form No. 3

BK: RE 3581 PG: 213 - 215

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$50.00		
Parcel Identifier No. 6834-65-4825.000 Verified by	County on theday of,	20
Mail/Box to: Grantee, 422 E. Devonshire Street, Winston-Salem	ı, NC 27127	
This instrument was prepared by: Law Office of Bryce Maybe	erry, 1403 Eastchester Drive, Suite 101, High Point, NC 27265	
Brief description for the Index: LOT 21, Winston-Salem Lan	nd & Investment Company	·····
THIS DEED made this 11th day of J	January, 2021 , by and between	
GRANTOR Eric Guerrero	GRANTEE Lynnwood Builders, LLC 422 E. Devonshire Street Winston-Salem, NC 27127	
corporation or partnership.	ame, mailing address, and, if appropriate, character of entity, e.g.	·
The designation Grantor and Grantee as used herein shall incl plural, masculine, feminine or neuter as required by context.	lude said parties, their heirs, successors, and assigns, and shall include	e singular,
these presents does grant, bargain, sell and convey unto the C situated in the City of	n paid by the Grantee, the receipt of which is hereby acknowledged, it Grantee in fee simple, all that certain lot, parcel of land or condomi  Township,  Forsyth	inium unit
The property hereinabove described was acquired by Granto All or a portion of the property herein conveyed include	or by instrument recorded in Book $3381$ page $3205$ es or $X$ does not include the primary residence of a Grantor.	<b></b> •
A map showing the above described property is recorded in	Plat Book4 page147	
	Page 1 of 2	
NC Bar Association Form No. 3 © 1976, Revised © 1977, 2002, 2013	This standard form has been an	oproved by:

Submitted electronically by "Law Office of Bryce B. Mayberry" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Printed by Agreement with the NC Bar Association - 1981

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:

All easements, restrictions and rights of way that appear of record and to 2021 ad valorem taxes which shall be paid by the grantee herein.

IN WITNESS WHEREOF, the Grantor has d	luly executed the foregoing as	s of the day and year first above written.
		Sair Jew (SEAL)
(Entity Name)	Pri	int/Type Name: Eric Guerrero
By:		(GTAT)
Print/Type Name & Title:	Pri	int/Type Name: (SEAL)
70 m		(07.41)
By: Print/Type Name & Title:	Pri	int/Type Name:
OR	O CONTINE	
By:	Pri	int/Type Name:(SEAL)
State of North Carolina - Coun	ty or City of Forsyth	
	the County or City of Guilford	and State aforesaid, certify that ersonally appeared before me this day and acknowledged the du
execution of the foregoing instrument for the	purposes therein expressed. V	ersonany appeared before the this day and acknowledged the du Witness my hand and Notarial stamp or seal this <u>11th</u> day o
, 20_21.	tt	0 0 2 0
		The Thalen
My Commission Expires: July 5, 2021		Bryce Mayberry Notary Public
(Affix Seal)	•	Notary's Printed or Typed Name
State of Count	ty or City of	
I, the undersigned Notary Public of t	the County or City of	and State aforesaid, certify that
evecution of the foregoing instrument for the	numoses therein expressed. N	ersonally appeared before me this day and acknowledged the du Witness my hand and Notarial stamp or seal this day o
	purposes increm expressed.	withess my hand and worarial stamp of scar tims day o
My Commission Expires:	_	Notary Public
(Affix Seal)		Notary's Printed or Typed Name
State of Count	y or City of	
I, the undersigned Notary Public of t	the County or City of	and State aforesaid, certify that
_he is the of	F	personally came before me this day and acknowledged that
		eneral partnership/limited partnership (strike through the
inapplicable), and that by authority duly giver	a and as the act of such entity,	, _he signed the foregoing instrument in its name on its is day of, 20
My Commission Expires:	<u> </u>	Notary Public
(Affix Seal)		Notary's Printed or Typed Name

## **ATTACHMENT**

Previously referenced as follows: Lot number 21 as shown on the map of WINSTON-SALEM LAND &. INVESTMENT COMPANY, recorded in Plat Book 4 at Page 147 (3) in the office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.

Being commonly referred to as 422 E. Devonshire Street, Winston-Salem, NC 27127. Also being designated as Tax Parcel No.: 6834-65-4825.000.