

**2021011131 00166**

FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$117.00**  
PRESENTED & RECORDED  
03/05/2021 02:08:33 PM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: ANGELA BOOE  
DPTY

**BK: RE 3591****PG: 3808 - 3810**

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

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: \$ 117.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. **6834-83-6724**Property Address: **811 MORAVIA STREET, WINSTON-SALEM, NC 27107.**

Mail after recording to: Grantee at the mailing address below.

This instrument was prepared by: CLINT CALAWAY, a licensed North Carolina attorney.

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

THIS DEED made this 3 day of March, 2021 by and between

**GRANTOR**

ENDEAVOR PROPERTIES, LLC

1836 SPRINGFIELD FARM COURT  
CLEMMONS, NC 27012-7423

**GRANTEE**

AMA WEST PROPERTIES, LLC

MAILING ADDRESS: 380 KNOLLWOOD STREET, SUITE G, WINSTON SALEM, NC 27103  
811 MORAVIA STREET, WINSTON-SALEM, NC 27107

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 and more particularly described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION.**

## TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2840, Page 3143, Forsyth County Registry.

The above described property does not include the primary residence of the Grantor.

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, save and except easements, restrictions, and rights of way as appear of record, and 2021 city-county ad valorem taxes, prorated between parties as of the date of delivery of this deed.

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

**IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.**

**ENDEAVOR PROPERTIES, LLC**

By: \_\_\_\_\_

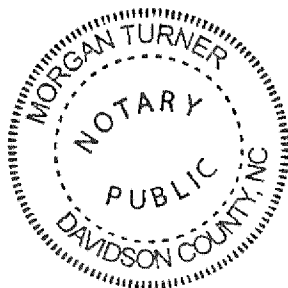
**JASON HARVEY, MANAGER**

STATE OF NC

COUNTY OF Forsyth

I, Morgan Turner, A Notary Public of Davidson County, State of NC, certify that **JASON HARVEY, MANAGER OF ENDEAVOR PROPERTIES, LLC**, appeared before me this day, and acknowledged to me that he voluntarily signed the forgoing document for the purpose stated therein and in the capacity indicated after first being duly authorized to do so, on behalf of said Limited Liability Company

Witness my hand and notarial seal, this the 3rd day of March, 2021.



Morgan Turner  
Notary Public

Print Notary Name: Morgan Turner

My Commission Expires: June 8, 2025

Exhibit A

**BEGINNING at a stake on Moravia Street 100 feet East of Urban Street and runs East 50 feet to corner of Lot No. 9 and of that width runs North 150 feet to an alley. Being Lot No. 8, Block 16 on map of Wachovia Development Company. Parcel is recorded in Deed Book No. 41 at Page 115 in the Office of the Register of Deeds of Forsyth County, North Carolina. For further reference see Special Proceeding Docket No. 6, Page 34, Office of the Clerk of Superior Court of Forsyth County, North Carolina.**

**For further reference see Deed Book 958, Page 216 and Deed Book 2822, Page 2097, Forsyth County Registry.**

**Also known as Tax Lot 8 of Tax Block 815 as shown on the Map of the Forsyth County Tax Supervisor as now constituted.  
Property address : 811 Moravia St., Winston-Salem, NC 27107**