

2021012282 00229

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$14.00

PRESENTED & RECORDED

03/11/2021 04:15:32 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA BOOE

DPTY

BK: RE 3593

PG: 1206 - 1207

SPECIAL WARRANTY DEED

Excise Tax: \$14.00

PREPARED BY: Heather Kiger Law, PLLC

MAIL TO Grantee:

No Title Search Requested or Performed

Property Address: 1222 Gholson Avenue Winston-Salem, NC 27107

Tax Parcel: 6835-60-9767.00

NOT GRANTOR'S PRIMARY RESIDENCE

THIS DEED, made this 10th day of March, 2021, by **BAWLDGUY NOTE INVESTMENT GROUP 1, LLC, a California Limited Liability Company**, party of the first part, and **BERNARD URBAN**, party of the second part,

WITNESSETH: That the said party of the first part in consideration of TEN DOLLARS (\$10.00) amount and other considerations, to him paid by the said party of the second part, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does bargain, sell and convey unto the said party of the second part, and the heirs and assigns of said party of the second part, all her interest in that certain lot or parcel of land situated in the County of Forsyth, State of North Carolina, more particularly described as follows, to wit:

Being known and designated as Lots 127 and 128 as shown on Map of Columbia Heights Extension as recorded in Plat Book 2 at Page 75 in the Office of the Register of Deeds of Forsyth County, North Carolina.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land all privileges and appurtenances thereunto belonging to the said party of the second part and the heirs and assigns of said party forever.

SUBJECT to all covenants, restrictions, reservations, easements, conditions and rights appearing of record; and SUBJECT to any state of facts an accurate survey would show.

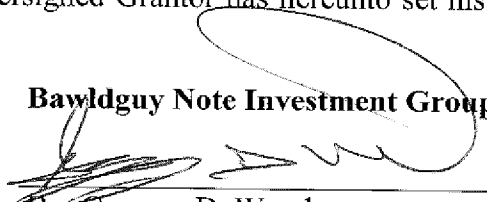
AND THE SAID PARTY of the first part doth covenant that she is seized of said premises in fee and has the right to convey same in fee simple; that he will WARRANT AND DEFEND the said title to the same against the claims of all persons claiming by, through and under him.

Special Warranty Deed

submitted electronically by "Real Estate Property Services, LLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

IN WITNESS WHEREOF, the undersigned Grantor has hereunto set his hand and seal, the day and year first above written.

Bawldguy Note Investment Group 1, LLC



By: Gregory D. Wood
Its: Authorized Signatory

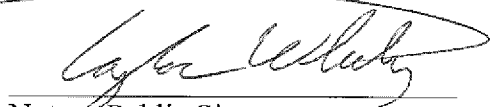
(SEAL)

State of Utah
County of Washington

I, Taylor Whiting, the undersigned Notary Public of County and State aforesaid, certify that the following person (s) personally appeared before me this day, Gregory D. Wood, acknowledging to me that he or she voluntarily signed the foregoing documents for the purpose stated herein and in the capacity indicated: Authorized Signatory for Bawldguy Note Investment Group 1, LLC, a California Limited Liability Company

WITNESS my hand and official stamp or seal, this 0th day of March, 2021

My commission expires: 4-15-2023



Notary Public Signature

Taylor Whiting

Notary's printed or typed name

SEAL

