

2021015510 00325

FORSYTH CO. NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 03/26/2021 04:53:21 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE
 DPTY

BK: RE 3597**PG: 1294 - 1296**

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: N.T.C.

Parcel Identifier No.: 6846-12-6516

Mail after recording to: Grantee(s)

This instrument was prepared by: Stegall & Clifford, PLLC (No Title Search Performed or Requested)

Brief Description from the Index: Lot 267, East Fourteenth Street Development

THIS DEED made this 1st day of ^{March}~~February~~, 2021, by and between

GRANTOR

Teldrin James and spouse, Courtney James

Mailing Address: 708 Wrenn Miller Street, High Point, NC
27260**GRANTEE**

MintTwenty2, LLC

Property Address: 1452 Emerald Street, Winston-Salem,
NC 27105

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 Winston-Salem, 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 3507, Page 4161, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 2, Page 32-A, and referenced within this instrument.

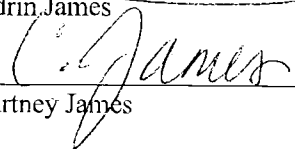
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

submitted electronically by "Stegall & Clifford, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Grantor makes no warranty, express or implied, as to the title to the property hereinabove described
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.

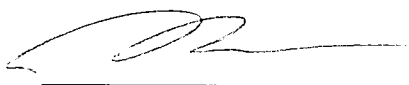
IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.


Teldrin James

Courtney James

STATE OF NORTH CAROLINA
COUNTY OF Guilford

I, Robert W. Brown III, a Notary Public, certify that Teldrin James and Courtney James personally appeared before me this day and acknowledged the due execution of the foregoing instrument

Witness my hand and official seal this 1 day of ^{March}~~February~~, 2021.


Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 10/9/24
***10/9/24**

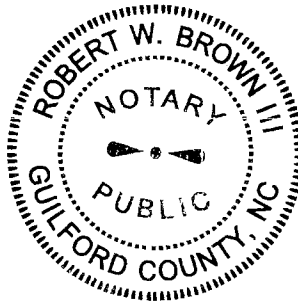


Exhibit "A"

Lying and being in the City of Winston-Salem, Forsyth County, North Carolina, and being known and designated as Lot No. 267, as shown on the map of East Fourteenth Street Development as recorded in Plat Book 2, Page 32-A, 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 of said property.

Parcel ID # 6846-12-6516

Property Address: 1452 Emerald Street, Winston-Salem, NC 27105