



2021017452 00472

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$25.00

PRESENTED & RECORDED:
04-06-2021 04:08:53 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST

BK: RE 3599
PG: 3891-3893

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$25.00

Parcel Identifier No.: 6844-26-3357.000

Mail after recording to: Neta Homes, LLC, 125 Remount Road, C-1 #315, Charlotte, NC 28203

This instrument was prepared by: Graystar Legal, 224 Cherry Street South, Suite C, Winston-Salem, NC 27101

Brief Description from the Index:

THIS DEED made this 6th day of April, 2021, by and between

GRANTOR

Norma Louise Gifford, a single woman

P.O. Box 1078
Walkertown, NC 27051

GRANTEE

Neta Homes, LLC, a North Carolina Limited Liability Company

Mailing Address: 125 Remount Road
C-1 #315
Charlotte, NC 28203

Property Address: 1338 Bretton 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

The property herein described is or is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 2008, Page 1004, Forsyth County Registry.

Original to: Tammy Norton

A map showing the above described property is recorded in Plat Book __, Page __, 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:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date, but prior to the date that the proposed insured acquires record title, for value, of the estate or interest or mortgage thereon covered by this Commitment.
2. Rights or claims of parties in possession not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
4. Easements, or claims of easements, not shown by the Public Records.
5. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown in the Public Records.
6. Taxes or special assessments which are not shown as existing liens by the public records.

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.

Norma Louise Gifford
Norma Louise Gifford

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I, Tammy H. Norton, Notary Public, do hereby certify that Norma Louise Gifford personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 6th day of April, 2021.

Tammy H. Norton
Official Signature of Notary
Tammy H. Norton
Printed or typed name of Notary

My Commission Expires: 1-7-2023

Tammy H. Norton
Notary Public
Forsyth County, NC
My Commission Expires: 1-7-23

Exhibit "A"

Tract 1: Lying and fronting on the South side of Soissons (now Bretton Street). Beginning at an iron stake, the intersection of said Soissons Street (now Bretton Street) and Argonne Boulevard, and running thence South along the West side of Argonne Boulevard 150 Ft. more or less to a point; thence Westwardly 54 1/1 Ft. to a stake; thence Northwardly 150 Ft. to a point in the South side of Soissons Street (now Bretton Street); thence East along the South side of Soissons Street (now Bretton Street) 53 1/2 Ft. to the point and place of BEGINNING. Being a part of the lot of C.F. Nissens' Home Place, see Deed recorded in Book 156, Page 130, in the Office of the Register of Deeds, Forsyth County North Carolina.

Tract 2: Beginning 200 Ft North of the Northwest corner of Waughtown Street and Argonne Boulevard; thence North 50 Ft. to Cecil's corner, thence Westwardly about 55 Ft; thence Southwardly about 50 Ft.; thence Eastwardly about 55 Ft. more or less to the point and place of BEGINNING. Being the Eastern 1/2 of the J.A. Cecil and wife Pearl F. Cecil lot as described in the Deed recorded in Book 529, Page 143, in the Office of Register of Deeds, Forsyth County, North Carolina.

Tax Parcel Number: 6844-26-3357.000

Property Address: 1338 Bretton Street, Winston-Salem, NC 27107