

2021028276 00159

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

\$66.00

PRESENTED & RECORDED

05/27/2021 01:42:56 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3613

PG: 1586 - 1588

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$66.00

PIN -6844-16-5707.000

Mail/Box to: Grantee - 3225 McLeod Dr., Ste 100, Las Vegas, NV 89121

This instrument was prepared by: T. Dan Womble, Attorney

Brief description for the Index: 1214 Verdun Street, Winston-Salem, NC 27107, Forsyth County Registry

THIS DEED made this 27 day of May, 2021 by and between

GRANTOR	GRANTEE
William Marshall Trawick, Jr. (unmarried) P.O. Box 1449 Welcome, NC 27374	1214 Verdun Street, LLC a North Carolina limited liability company 3225 McLeod Dr., Ste 100 Las Vegas, NV 89121

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 in all that certain lot, parcel of land or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto.

Property Address: 1214 Verdun Street, Winston-Salem, NC 27107

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2835, Page 3514, Forsyth County Registry.

All or a portion of the property herein conveyed ___ includes or xx does not include the primary residence of a Grantor.

NC Bar Association Form No. 3 © Revised 7/2013
Printed by Agreement with the NC Bar Association
Bar Form No. 3

North Carolina Bar Association - NC

North Carolina Association of Realtors, Inc. -

Standard Form 3

Submitted electronically by "T Dan Womble Attorney"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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: Easements and restrictions of record, if any. 2021 property taxes to be paid by Grantee. 2021 taxes are to be pro-rated.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

_____ (Entity Name) William Marshall Trawick, Jr. (SEAL)
 Print/Type Name: William Marshall Trawick, Jr.

By: _____ (SEAL)
 Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)
 Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)
 Print/Type Name & Title: _____ Print/Type Name: _____

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County of Davie and State aforesaid, certify that William Marshall Trawick, Jr. personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 27 day of May, 2021.

My Commission Expires: _____
(Affix Seal)

T. Daniel Womble Notary Public
Notary's Printed or Typed Name

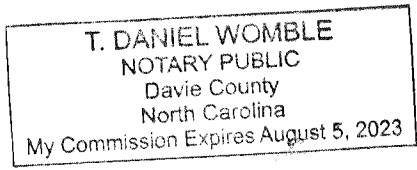


EXHIBIT "A"

Being known and designated as Lot #21 as shown on the map of Long View Development as recorded in Plat Book 2, Page 87(3) as the same is recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Address: 1214 Verdun Street, Winston-Salem, NC 27107