

2021030406 00217

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

\$66.00

PRESENTED & RECORDED

06/08/2021 03:37:31 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3616

PG: 781 - 783

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax *\$66.00*

Parcel Identifier No.: **6836-72-9058.000** Verified By: _____ County on the ____ day of _____, 20__

By: _____

Mail/Box to: _____ Grantee

This instrument was prepared by: Goins Law, 2212 Eastchester Dr, Ste E-1, High Point, NC 27265

Brief description for the Index: _____

THIS DEED made this ____ day of _____, 2021, by and between

GRANTOR	GRANTEE
BIG SOUTH PROPERTIES, LLC, a North Carolina Limited Liability Company	JUSTIN H. JORDAN, Unmarried
Address: 6409 Loyla Court Mint Hill, NC 28227	Property Address: 1524 E Fourteenth Street Winston-Salem, NC 27105

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.q. corporation or partnership.

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 the City of _____, _____ Township, **Forsyth** County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

The property herein above described was acquired by Grantor by instrument recorded in Book 3409, Page 3129.

A map showing the above-described property is recorded in Plat Book 73, Page 547.

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:

Any easements, restrictions, or rights of way of record.
2021 ad valorem taxes.

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

BIG SOUTH PROPERTIES, LLC:

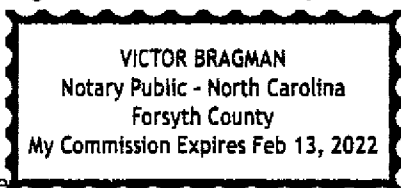
Natalie R (SEAL)

Print Name: Natalie Blair
Print Title: Big South Properties LLC owner

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, the undersigned, a Notary Public of the state of N.C., FORSYTH county aforesaid, certify that NATALIE BLAIR personally appeared before me this day and acknowledged that (s)he is owner of Big South Properties, LLC, a North Carolina Limited Liability Company, and that (s)he, in that capacity, being authorized to do so, executed the foregoing instrument. Witness my hand and Notarial Seal this 5th day of JUNE, 2021.

[NOTARY SEAL]



Victor Bragman
Print Name: VICTOR BRAGMAN

My Commission Expires 2-13-2022

EXHIBIT A

Lying and being in Forsyth County, North Carolina, and being more particularly described as follows:

Beginning at an iron stake on the south side of Mickey Road (now 14th Street) northeast corner of lot No. 9, running thence eastwardly with Mickey Road (now 14th Street) sixty-three feet to North Street, running thence southwardly with North Street one hundred seventy-one and one half feet to an alley, running thence westwardly sixty-three feet to an iron stake, running thence northwardly one hundred sixty-seven and one half feet to the place of beginning, being known and designated as lot No. 8 on the plat of "Eastern Heights" as shown in Deed Book 73, Page 547, Register of Deeds Office, Forsyth County.

Property Address:

1524 E Fourteenth Street
Winston-Salem, NC 27105

Parcel # 6836-72-9058.000