

**2021030406 00217**

FORSYTH CO. NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

**\$66.00**

PRESENTED &amp; 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
<b>BIG SOUTH PROPERTIES, LLC, a North Carolina Limited Liability Company</b>  <b>Address:</b> <b>6409 Loyla Court</b> <b>Mint Hill, NC 28227</b>	<b>JUSTIN H. JORDAN, Unmarried</b>  <b>Property Address:</b> <b>1524 E Fourteenth Street</b> <b>Winston-Salem, NC 27105</b>

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 5<sup>th</sup> day of JUNE, 2021.

[NOTARY SEAL]

VICTOR BRAGMAN  
Notary Public - North Carolina  
Forsyth County  
My Commission Expires Feb 13, 2022

My Commission Expires

2-13-2022

Print Name: VICTOR BRAGMAN

## **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 14<sup>th</sup> Street) northeast corner of lot No. 9, running thence eastwardly with Mickey Road (now 14<sup>th</sup> 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**