

**2021042811 00210**FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$180.00**

PRESENTED &amp; RECORDED

08/09/2021 02:42:40 PM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: CHELSEA B POLLOCK

DPTY

**BK: RE 3631****PG: 3403 - 3405****NORTH CAROLINA GENERAL WARRANTY DEED****Excise Tax:** \$180.00**Tax Parcel Number:** 6836-74-3920.000 & 6836-74-5215.000**This instrument was prepared by:** Julian P. Robb, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.**Return to:** Craige Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103**Mail Tax Bill to:** 113-32 203rd Street, St. Albans, New York 114112**Property Address:** 1409 & 1425 E Twenty First Street, Winston-Salem, NC 27105**Brief description for the Index:** 1409 & 1425 E Twenty First Street, Winston-Salem, NC 27105THIS DEED made this 10<sup>th</sup> day of June, 2021 by and between

GRANTOR	GRANTEE
2 <sup>ND</sup> CHANCE RESIDENTIAL, LLC, a North Carolina limited liability company	THE GRANDEUR HOME EXPERIENCE, LLC
1315 Barker Drive Randleman, NC 27317	113-32 203 <sup>rd</sup> Street St. Albans, NY 114112

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 County of **FORSYTH** State of North Carolina and more particularly described as follows:**FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.**Submitted electronically by "Craige Jenkins Liipfert & Walker LLP"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

For back title reference, see the deeds recorded in Book 3437, Page 4481, and Book 3437, Page 4475, and Book 3437, Page 4479, Forsyth County Registry.

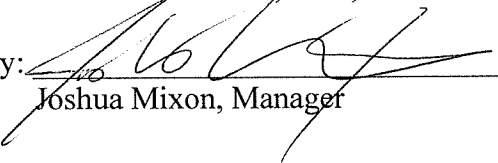
THIS IS \_\_\_\_\_ OR IS NOT  THE GRANTOR'S PRIMARY RESIDENCE

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: subject to valid and enforceable easements and restrictions of record, if any; and 2021 property taxes.

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

2<sup>nd</sup> CHANCE RESIDENTIAL, LLC, a North Carolina Limited Liability Company


By:  (SEAL)  
Joshua Mixon, Manager

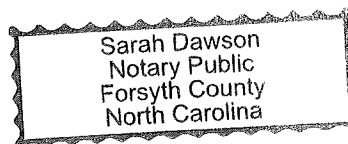
STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, Sarah Dawson, a Notary Public of the County of Forsyth and State of North Carolina, certify that Joshua Mixon, either being personally known to me or proven by satisfactory evidence (said evidence being Drivers License), who is the Manager of 2<sup>ND</sup> CHANCE RESIDENTIAL, LLC, a North Carolina Limited Liability Company, personally appeared before me this day and acknowledged that he is Manager of 2<sup>nd</sup> CHANCE RESIDENTIAL, LLC and that as Manager being duly authorized to do so, voluntarily executed the foregoing instrument on behalf of said company for the purposes stated therein.

WITNESS my hand and notarial seal, this 10 day of June, 2021.

  
Notary Public  
Name: Sarah Dawson  
My Commission Expires: August 12, 2025



**Exhibit A**

**TRACT 1 – 1409 E. Twenty First Street**

**Being known and designated as all of Lot 46 as shown on the map of Parkview as recorded in Plat Book 8, Page 50 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which plat is hereby made for a more particular description.**

**TRACT 2 – 1425 E. Twenty First Street**

**Being known and designated as all of Lot 58 as shown on the Plat of Fairview Height as recorded in Plat Book 3, Page 27A in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which Plat is hereby made for a more particular description.**