

2021056978 00232

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$376.00
 PRESENTED & RECORDED
 10/18/2021 04:20:02 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE
 ASST

BK: RE 3648
PG: 3711 - 3712

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$376.00

Property Real ID: 6856-05-5585.000

Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail/Box to: Grantee 3748 Signet Dr, W-S, NC 27101This instrument was prepared by: Hankin & Pack, PLLC, *SELLER DOCUMENT PREPARATION ONLY*

Brief description for the Index: Lot 134, Silver Chalice, Section 2

Title Co.: _____

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

GRANTOR

Ribbon Home SPV II, LLC, a Delaware Limited Liability Company

Mailing Address:

1435 W. Morehead Street, Suite 130
 Charlotte, NC 28208

GRANTEE

Averi Spence, unmarried

Mailing/Property Address:

3748 Signet Drive
 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, parcel of land or condominium unit situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

Being known and designated as Lot Number 134, as shown on the plat entitled Silver Chalice, Section 2, as recorded in Plat Book 35, Page 142, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book RE 3611, Page 1581-1582.

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

A map showing the above described property is recorded in Plat Book 35, Page 142.

Submitted electronically by "Heather Kiger Law PLLC"
 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:

There is excepted from these warranties all easements, conditions, rights of way and restrictions as may appear on public record; and the lien of ad valorem taxes for the current year which taxes have been prorated as to the date of closing between the Grantor and Grantee.

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

Ribbon Home SPV II LLC

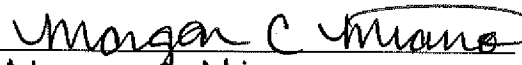
By: 
 Print/Type Name: Paula Meyer
 Title: Authorized Signor

State of North Carolina
 County of Mecklenburg

(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Paula Meyer, Authorized Signor of Ribbon Home SPV II LLC.

Date: 7/6/2021


Morgan C Miano Notary Public
 Notary's Printed or Typed Name

My Commission Expires:
02-09-2026

