

2021059230 00220

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$188.00

PRESENTED & RECORDED
 10/28/2021 03:50:27 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA M THOMPSON
 DPTY

BK: RE 3651
PG: 3035 - 3036

NORTH CAROLINA GENERAL WARRANTY DEEDExcise Tax: **\$188.00**

Parcel Identifier No. _____ Verified by _____ County on the ____ day of _____, 20__
 By: _____

Mail/Box to: Grantee: 1250 Revolution Mill Dr, Ste. 182, Greensboro, NC 27405

This instrument was prepared by: Donato Law, PC, 2016-A New Garden Road, Greensboro, NC 27410

Brief description for the Index: 219 ALSPAUGH ST., WINSTON-SALEM

THIS DEED made this 26th day of October, 2021, by and between

GRANTOR
 Grace V. Sheets
 f/k/a Grace S. Huckaby, Unmarried
 Forwarding Address:
 5536 Gyddie Drive
 Winston Salem, NC 27105

GRANTEE
 Legacy Capital Investment
 Group, Inc. a Delaware Corporation
 Property Address:
 219 Alspaugh Street
 Winston-Salem, NC 27105

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. 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, parcel of land or condominium unit situated in the City of Winston Salem, _____ Township, Forsyth County, North Carolina and more particularly described as follows:

Being known and designated as Lot 2, EXCLUSION PLAT FOR GRACE SHEETS, BEING A RECOMBINATION OF TAX PIN's 6887-04-0951.00 AND 6887-04-0812.00, as per plat thereof recorded in Plat Book 58, Page 175, Forsyth County Registry, North Carolina.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3002 page 2729.
 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 58 page 175.

Page 1 of 2

Submitted electronically by "Donato Law, PC"
 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:

All easements, rights-of-way, and restrictions of record or visible upon the described property, and to ad valorem taxes for the current year.

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

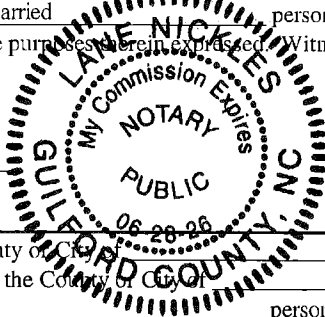
(Entity Name)
By: _____
Print/Type Name & Title: _____
By: _____
Print/Type Name & Title: _____
By: _____
Print/Type Name & Title: _____
By: _____
Print/Type Name & Title: _____

Grace V. Sheets (SEAL)
Print/Type Name: Grace V. Sheets f/k/a Grace S. Huckaby
(SEAL)
Print/Type Name: _____
(SEAL)
Print/Type Name: _____
(SEAL)
Print/Type Name: _____

State of North Carolina - County or City of Gulford

I, the undersigned Notary Public of the County or City of Gulford and State aforesaid, certify that Grace V. Sheets f/k/a Grace S. Huckaby unmarried 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 26th day of October, 2021.

My Commission Expires: 6-26-26
(Affix Seal)



Lane Nickles
Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ 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 _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that _____ he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, _____ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name