

2021067631 00233

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$140.00

PRESENTED & RECORDED
 12/10/2021 03:34:19 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA M THOMPSON
 DPTY

BK: RE 3662
PG: 807 - 808

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$140.00

Parcel Identifier Number: 6827-82-5118 Tax ID or Block & Lot: BLOCK 2079 LOT 049

Mail/Box to: Grantee at P.O. Box 425, Knightdale, NC 27545

This instrument prepared by: The Elam Law Firm, PLLC, 351 N Peace Haven Road, Winston Salem, NC 27104

Brief description for the Index: Lot 49 & 50 of Daltonia #2

THIS DEED made this December 10, 2021 by and between

GRANTOR		GRANTEE
Timothy C. Sutton and spouse, Gwen P. Sutton		BB MM Endeavors LLC, a NC LLC
Grantor Address:		Buyer Address:
700 Bouzeke Court Lewisville, NC 27023		P.O. Box 425 Knightdale, NC 27545
		Property Address:
		4019 Reich Street Winston-Salem, NC 27105

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 or near the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot Nos. 49 and 50 as shown on the map of DALTONIA #2, as recorded in plat Book 9, at Page 161(2), of the Forsyth County Registry, reference to which is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3245, Page 4318.

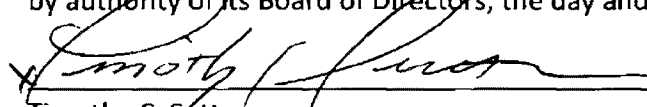
A map showing the above described property is recorded in Plat Book 9, Page 161.

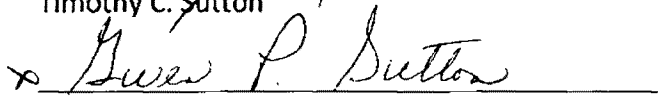
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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: 2020 Ad Valorem taxes PAID in the amount of \$354.89
2021 Ad Valorem taxes DUE in the amount of \$419.32

___/___ THIS PROPERTY ☒ DOES ~~NOT~~ INCLUDE THE PRIMARY RESIDENCE OF A GRANTOR.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

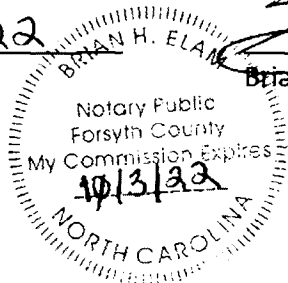
 (SEAL)
Timothy C. Sutton

 (SEAL)
Gwen P. Sutton

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, the undersigned Notary Public of the aforesaid State and Forsyth County, do hereby certify that Timothy C. Sutton and spouse, Gwen P. Sutton personally appeared before me this date and acknowledged the execution of the foregoing instrument for the purposes therein expressed. Witness my hand and notarial seal this the 10 day of December, 2021.

My Commission Expires: 10/31/22



Brian H. Elam, Notary Public