

2022002399 00078FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$220.00

PRESENTED & RECORDED

01/14/2022 10:57:00 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA BOOE

DPTY

BK: RE 3669**PG: 2775 - 2776****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$220.00

Tax PIN: 6847-14-0510.000

Mail/Box to: Grantee: 4941 Shady Maple Lane, Winston-Salem, NC 27105

This instrument was prepared by: T. Dan Womble, Attorney at Law

Brief description for the Index: Lot 52 Map of Whitfield Property, PB 3, Page 52, Forsyth County RegistryTHIS DEED made this the 12 day of January 2022, by and between

GRANTOR

**Eloise R. Price, Administrator of the Estate
of Ramar Rune Jackson, 21 E 1360, Forsyth County;
and Eloise R. Price (individually/widow);
714 Russell Terrace
High Point, NC 27260**

GRANTEE

**NSS Renovations, LLC
a NC Limited Liability Company
4941 Shady Maple Lane
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 Forsyth County, North Carolina and more particularly described as follows:

Being known and designated as Lot No. 52 as shown on the Map of Whitfield Property as recorded in Plat Book 3, Page 52, Forsyth County Registry, North Carolina, reference to which is hereby made for a more particular description.

Address: 4210 Whitfield Road, Winston-Salem, NC 27105

The property hereinabove described was acquired in Book 2617, Page 3871 and Estate of Ramar Rune Jackson, 21 E 1360, Forsyth County.

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

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.

NC Bar Association Form No. 3 © 1976, Revised © 1/1/2010

Printed by Agreement with the NC Bar Association

**submitted electronically by "T Dan Womble Attorney"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.**

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:

Easements, restrictions and rights of way of record, if any, and 2022 property taxes for the current year prorated at closing.

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

Estate of Ramar Rune Jackson

By: Eloise R. Price (SEAL)
Eloise R. Price, Administrator

Eloise R. Price (SEAL)
Eloise R. Price (widow) (Individually)

State of North Carolina - County of Guilford

I, the undersigned Notary Public of the County of Guilford and State aforesaid, certify that Eloise R. Price, individually and as Administrator of the Estate of Ramar Rune Jackson 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 12th day of January 2022.

My Commission Expires: May 17, 2026
(Affix Seal)

Maxine D. Kennedy
Maxine D. Kennedy Notary Public
Notary's Printed or Typed Name

