

2022004321 00070

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$64.00

PRESENTED & RECORDED
01/27/2022 12:29:40 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B POLLOCK
DPTY

BK: RE 3672
PG: 524 - 526

72849NCF-HQ

GENERAL WARRANTY DEED

Excise Tax: \$64.00

Parcel Identifier No.: 6835711089000 Verified By _____ County on the _____ day of _____, 2022

By: _____

Mail after recording to: Closetline Settlements, 702 King Farm Blvd. Suite 155, Rockville, MD 20850

This instrument was prepared by: Frank D. Thompson, II, Esq., 702 King Farm Blvd. Suite 155, Rockville, MD 20850

File No.: 72849NCF-HQ

Brief description for the Index: 1325 Gholson Avenue

THIS DEED made this 25 th day of January, 2022, by and between:

GRANTOR	GRANTEE
CHAD DUANE MIDDLETON joined by non-titled spouse WENDY MIDDLETON and CARSON TODD MIDDLETON joined by non-titled spouse SHANNON MIDDLETON	GHOLSON LLC, A FLORIDA LIMITED LIABILITY COMPANY
Grantor's Mailing Address: 1125 FLIPPIN LANE KING, NC 27021	Grantee's Mailing Address: 3640 LEGHORN ROAD MALABAR FL, 32950

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.

This instrument prepared by: Frank D. Thompson, II, a licensed North Carolina attorney. Delinquent taxes, if any, are to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

WITNESSETH, that the Grantor for 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 City of WINSTON SALEM, County of FORSYTH, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE.

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

AND the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

[SIGNATURE PAGE TO FOLLOW]

submitted electronically by "Closetline LLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The property herein above described was acquired by Grantor by instrument recorded in Book 2420, Page 0098.

Title to the property hereinabove described is subject to the following exceptions, if any:

ANY AND ALL OF PUBLIC RECORD.

All or a portion of the property herein conveyed _____ includes or X does not include the primary residence of a Grantor (per NC GS105-317.2).

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand and seal, the day and year first above written.

Chad Duane Middleton
CHAD DUANE MIDDLETON

Wendy Middleton
WENDY MIDDLETON

Carson Todd Middleton
CARSON TODD MIDDLETON

Shannon Middleton
SHANNON MIDDLETON

STATE OF North Carolina
COUNTY OF Stokes

I, the undersigned, a Notary Public of the state and county aforesaid, certify that **CHAD DUANE MIDDLETON, WENDY MIDDLETON, CARSON TODD MIDDLETON, and SHANNON MIDDLETON** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

WITNESS my hand and Notarial Seal this 25th day of January, 2022.

NOTARY SEAL
JERRY S. BAITY
NOTARY PUBLIC
FORSYTH COUNTY
STATE OF NORTH CAROLINA
MY COMMISSION EXPIRES 11/22/2022

Jerry S. Baity
Notary Public
Notary Public Name: Jerry S. Baity

My Commission Expires: 11/22/2022

Send subsequent tax bills to:
GHOLSON LLC
3640 LEGHORN ROAD
MALABAR FL, 32950

EXHIBIT A

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATED IN THE WINSTON TOWNSHIP, FORSYTH COUNTY, NORTH CAROLINA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING KNOWN AND DESIGNATED AS LOT NO. 142, GHOLSON STREET, COLUMBIA HEIGHTS EXTENSION, A SUBDIVISION, AS SHOWN BY MAP OR PLAT DULY RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, IN PLAT BOOK 4, PAGE 177, TO WHICH MAP REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

ALSO KNOWN AS TAX BLOCK 1411, LOT 142.

The derivation of same being:

Being the same property acquired by deed at Liber/Book 2420, Folio/Page 0098 dated 11/4/2003, and recorded 11/5/2003 from BUD'S AUTO SALES & RENTAL, INC. to CHAD DUANE MIDDLETON AND CARSON TODD MIDDLETON.

Tax Parcel ID: 6835711089000