

2022005461 00167

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$170.00

PRESENTED & RECORDED
02/02/2022 02:15:19 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA M THOMPSON
DPTY

BK: RE 3673
PG: 2294 - 2296

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$170.00

Parcel Identifier Number: 6834-32-6599 Tax ID or Block & Lot: LOT 203 BL 1610

Mail/Box to: Grantee at Post Office 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 34 & north 1/2 Lot 33 of Woodleigh Place

THIS DEED made this February 2, 2022 by and between

GRANTOR		GRANTEE
James David Allen and spouse, Sara Victoria Moser		BB MM Endeavors LLC, a NC LLC
Grantor Address:		Buyer Address:
655 Spencer Court Wilmington, NC 28412		Post Office Box 425 Knightdale, NC 27545
		Property Address: 2912 Woodleigh Street Winston-Salem, NC 27127

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:

BEGINNING at a point on the West side of Woodleigh Street, said Point of Beginning being 150 feet South from the South side of Union Street, also being the Southeast corner of Lot 35, running thence along the West side of Woodleigh Street, South 21 degrees 30 minutes East 75 feet to a point; thence South 68 degrees 30 minutes West 150 feet to a point on the East side of a 15-foot alley; thence along said alley, North 21 degrees 30 minutes West 75 feet to a point, the Southwest corner of Lot 35; thence along the South line of Lot 35, North 68 degrees 30 minutes East 150 feet to the place of BEGINNING. Being Known and Designated as Lot 34 and the North half of Lot 33 as shown on the plat of Woodleigh Place as recorded in Plat Book 3, Page 48, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made. See plat recorded in Deed of Trust Book 541, Page 150. This is the same property as that described in Book 1169, Page 918, in the Office of the Register of Deeds of Forsyth County, North Carolina.

For back title, see Book 2301, Page 1188, Forsyth County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3660, Page 2763.

A map showing the above described property is recorded in Plat Book 3, Page 48.

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 are paid in the amount of \$733.26
2021 Ad Valorem taxes are DUE in the amount of \$984.37

JK / SM THIS PROPERTY DOES 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.

James David Allen (SEAL)
James David Allen

Sara Victoria Moser (SEAL)
Sara Victoria Moser

ALANA BUDDIN
NOTARY PUBLIC
NEW HANOVER COUNTY
North Carolina
My Commission Expires 10/05/2026

STATE OF North Carolina, COUNTY OF New Hanover

I, the undersigned Notary Public of the aforesaid State and New Hanover County, do hereby certify that James David Allen and spouse, Sara Victoria Moser 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 1 day of February, 2022.

My Commission Expires: 10/05/2026

Alana Buddin
Notary Public

ALANA BUDDIN
NOTARY PUBLIC
NEW HANOVER COUNTY
North Carolina
My Commission Expires 10/05/2026