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FORSYTH CO. NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 02/14/2022 03:45:52 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA M THOMPSON
 DPTY

BK: RE 3675**PG: 3291 - 3293****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: \$0.00Parcel Identification No. 6834-91-4301.000Title Insurance Company: Investors Title CompanyMail/Box to: CHASE DRM LLC, 2208 West Cone Boulevard, Greensboro, NC 27408This instrument was prepared by: Paladin Law, 301 N. Highway 16, #175, Denver, NC 28037, a validly existing NC law firmBrief description for the Index: LOT 11, FIR VALLEY, SECT. IITHIS DEED made this 11 day of **February**, 2022 by and between

GRANTOR	GRANTEE
Breeze Way Enterprises Inc. (a/k/a Breezeway Enterprises, Inc. d/b/a Breezeway Builders), a North Carolina Corporation	CHASE DRM LLC, a North Carolina Limited Liability Company
<i>Mailing Address:</i> 1044 Inlet Point Drive Salisbury, NC 28146	<i>Mailing Address:</i> 2208 West Cone Boulevard Greensboro, NC 27408
	<i>Property Address:</i> 130 Fir Drive Winston-Salem, NC, 27107

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 or condominium unit situated in the City of Winston-Salem, Forsyth, County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A" WHICH IS INCORPORATED HEREIN BY REFERENCE.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2385, Page 3553 and Book 3648, Page 3237.

****The previously recorded Deed in Book 3648, Page 3237 incorrectly listed the Lot number as Lot "17" with respect to Tract 4 which should have in fact been Lot 11.****

Submitted electronically by "Paladin Law"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

A map showing the above described property is recorded in Plat Book 30, Page 127 and Plat Book 49, Page 192.

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:

- Easements, Restrictions and Right of Way of Record.
- Ad Valorem Taxes for Current Year

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

Breeze Way Enterprises Inc.
(a/k/a Breezeway Enterprises, Inc. d/b/a Breezeway Builders),
a North Carolina Corporation

By: Thomas Shane Shuler
Thomas Shane Shuler, Vice President

Tennessee
 STATE OF ~~NORTH CAROLINA~~
 COUNTY OF Sevier

I, Tiffany Williams, a Public notary, certify that **Thomas Shane Shuler** personally came before me this day and acknowledged that he/she is **Vice President of Breeze Way Enterprises Inc. (a/k/a Breezeway Enterprises, Inc. d/b/a Breezeway Builders), a North Carolina Corporation**, and that he/she, as Vice President, being authorized to do so, executed the foregoing on behalf of the Corporation.

Witness my hand and official seal this 11th day of February, 2022.

Tiffany Williams

 Official Signature of Notary

Printed or typed name of Notary

Tiffany Williams
 My Commission Expires: September 19, 2023

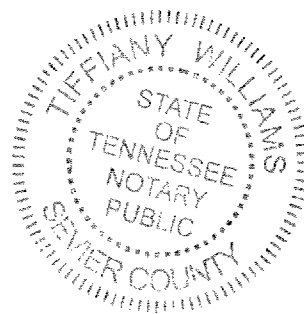


EXHIBIT A

TRACT 4:

BEING KNOWN AND DESIGNATED as all of Lot No. 11 of Fir Valley, Section Two as recorded in Plat Book 49, Page 192 of the Forsyth County Register of Deeds, reference to which is made for a particular description.

Parcel ID: 6834-91-4301.000

Property Address: 130 Fir Drive, Winston-Salem, NC 27107