

2022012608 00184

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$134.00

PRESENTED & RECORDED
03/15/2022 03:14:46 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST
BK: RE 3682 PG: 665 - 667

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$134.00

Parcel Identifier Number: 6834-86-9853 Tax ID or Block & Lot: BL 0940 LT 056

Mail/Box to: Grantee at Post Office Box 1469, Walkertown, NC 27045

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

Brief description for the Index: Lot 56 & 57 of A.E. Holton Homeplace

THIS DEED made this February 9, 2022 by and between

GRANTOR

American Brazilian Construction LLC,
a NC LLC

Grantor Address:

4826 Murray Road
Winston-Salem, NC 27106

GRANTEE

All Hart Properties LLC, a NC LLC

Buyer Address:

Post Office Box 1469
Walkertown, NC 27045

Property Address:

2051 Urban Street
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 situated in or near the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

submitted electronically by "The Elam Law Firm PLLC/Innovative Closing Solutions PLLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

BEGINNING at an iron stake on the east property line of Urban Street, at the northwest corner of Lot #55; thence eastwardly with the north line of Lot #55 South 82 deg. 35' East 96.85 feet to an iron stake, the northeast corner of Lot #55; thence northwardly in a line parallel with the east line of said street North 70 deg. 25' East 50 feet to an iron stake, the southeast corner or Lot #58; thence westwardly with the south line of Lot #58 North 82 deg. 35; West 96.85 feet to an iron stake, said east property line of Urban Street; thence southwardly with said line South 70 deg. 25' West 50 feet to an iron stake, the place of **BEGINNING**, being known and designated as Lots Nos. 56 and 57 as shown on the map of A.E. Holton Homeplace property recorded in Plat Book 2, Page 9A in the Office of the Register of Deeds of Forsyth County, N.C., being the same property conveyed by deed from J.R. Secrest and wife, Ollie Hine Secrest, to J.E.Spann and wife, Luna Spann, dated July 1, 1928, filed for registration August 25, 1928 and recorded in Book 302, Page 101 in the Office of the Register of Deeds of Forsyth County, and being the same property conveyed by T.C. Abernethy, Substituted Trustee to Home Owner's Loan Corporation by that certain deed of record in Book 416, Page 121, Forsyth County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3653, Page 343.

A map showing the above described property is recorded in Plat Book 2, Page 9A.


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: 2021 Ad Valorem taxes are paid in the amount of \$ 283.85

THIS PROPERTY DOES NOT INCLUDE THE PRIMARY RESIDENCE OF A GRANTOR.

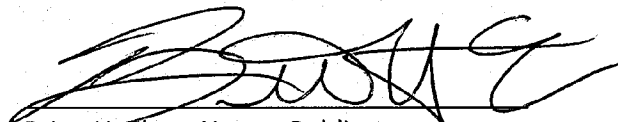
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

American Brazilian Construction LLC, a NC LLC

By:  (SEAL)
Gregory D Barneycastle, President

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, the undersigned Notary Public of the aforesaid State and Forsyth County, do hereby certify that Gregory D Barneycastle as President of American Brazilian Construction LLC, a NC LLC 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 14 day of March, 2022.


Brian H. Elam, Notary Public
My Commission Expires: 10/3/22

