

2022017517 00199

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$280.00
 PRESENTED & RECORDED
 04/12/2022 04:45:22 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA M THOMPSON, DPTY
BK: RE 3688
PG: 616 - 617

Excise Tax **\$280.00**

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No **6834-38-7449.00**
 Verified by _____ County on the ____ day of _____, 20
 by _____

This instrument was prepared by Jeffrey J. Berg, a NC Licensed Attorney. Delinquent taxes, if any, to be paid by closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief Description for the index

Lots 5,6 & 7, Blk 77, Winston-Salem Land Development PB 4, PG 147(3)

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made **April 11, 2022**, by and between

GRANTOR

GRANTEE

Dreama Dawn Catlett, unmarried
175 Honey Bee Drive
Lexington, NC 27292

Beachbreak Homes, Inc., a California
Limited Liability Company
1611A S Melrose Drive #393
Vista, CA 92081

Property Address: 1715 S. Main Street
Winston-Salem, NC 27127

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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 the **Forsyth** County, North Carolina and more particularly described as follows:

Situated South of Winston Salem North Carolina, and on the northeastern side of Sunnyside Avenue, fronting on said Avenue 75 feet and of that width extending back at tight angles to said Avenue in a northwardly course 150 feet to an alley, the same being known and designated as Lots 5, 6 and 7 in Block 77, on the map of Winston-Salem Land and Investment Company as recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Book 40, at Page 395, to which reference is hereby made for a more particular description. Said plat being recorded in Plat Book 4, Page 147(3), Forsyth County Registry, to which reference is also made.

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 3005, Page 2113; and Book 1554, Page 1041.**

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

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.

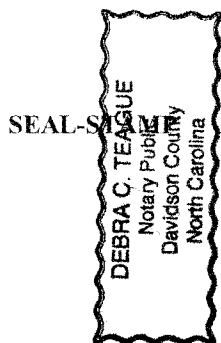
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

This property has has not been used as the primary residence of the Grantor. NCGS§105-317.2.

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.

Dreama Dawn Catlett (SEAL)
Dreama Dawn Catlett



State of North Carolina; County of Davidson

I, Debra C. Teague, a Notary Public of the County and State aforesaid, certify that **Dreama Dawn Catlett**, Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 12 day of April, 2022.

Debra C. Teague Notary Public

My commission expires: 7/14/2026