

2022025223 00074FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$222.00PRESENTED & RECORDED
05/26/2022 11:48:50 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3697
PG: 2009 - 2010**NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: \$ 222Parcel Identifier No. 6846-95-5116Mail/Box to: Grantee: PO Box 4223 ; Archdale, NC 27263This instrument was prepared by: Moss Woods PLLC (Jason Moss)

Brief description for the Index: _____

THIS DEED made this 23 day of May, 2022, by and between**GRANTOR**Stephens Gramling, LLC
5009 Beatties Ford Road, Ste 107-237
Charlotte, NC 28216**GRANTEE**Twig, LLC
3673 Turret Drive
Winston-Salem, NC 27107

Enter in appropriate block for each Grantor and Grantee: name, mailing 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 City of Winston-Salem, _____ Township, Forsyth County, North Carolina and more particularly described as follows:

Being all of Lot 89 of Silver Chalice, Section 4, as shown on the plat recorded in Plat Book 40, Page 179, in the Office of the Register of Deeds of Forsyth County, North Carolina.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3513 page 120.All or a portion of the property herein conveyed _____ includes or X does not include the primary residence of a Grantor.A map showing the above described property is recorded in Plat Book 40 page 179.submitted electronically by "Moss Woods PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Randolph County Register of Deeds.

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:

Subject to easements, covenants, restrictions and rights-of-way of record, if any.

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

Stephens Gramling, LLC

(Entity Name)

By: Marin Stephens

Print/Type Name & Title: Marin Stephens - CEO

North Carolina

County of Mecklenburg

I, Tanya J. Welborn, a Notary Public of the above state and county, certify that Marin Stephens in his/her capacity as duly authorized CEO of Stephens Gramling, LLC personally appeared before me this day and at the same time and place all of the following occurred : (a) the aforesaid individual appeared in person before me; (b) the aforesaid individual was personally known to me, or identified by me through satisfactory evidence; and (c) the aforesaid individual either indicated and acknowledged to me that the signature on the above document was his/hers, or signed the above document while in my physical presence, and while being personally observed by me doing so.

05232022
Date

Tanya J. Welborn
Notary Public

My Commission Expires:

11192024

