

2022031795 00043

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

PRESENTED & RECORDED
07/06/2022 09:57:26 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3705
PG: 1154 - 1155

NORTH CAROLINA
GENERAL WARRANTY DEED

Excise Tax: **\$26.00**

Recording Time, Book and Page:

Tax Map No. **6846605234**

Parcel Identifier No:

ANY PAST DUE TAX WILL BE PAID BY THE CLOSING ATTORNEY FROM THE CLOSING PROCEEDS TO THE TAX ADMINISTRATOR

Mail after recording to: **GRANTEE**

This instrument was prepared by: **SEAN C. WALKER**

THIS DEED made this 8th day of June, **2022**, by and between

GRANTOR

EF1A, LLC

Mailing Address: **2301 E RIVERSIDE DR AUSTIN, TX 78741**

GRANTEE

EYRIE PROPERTIES, LLC

Mailing Address: **PO BOX 3965 MOORESVILLE, NC 28115**

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 and more particularly described as follows:

BEING ALL OF LOT 2, DIVISION FOR JOHN W. LINDSEY, JR., AS PER PLAT THEREOF RECORDED IN PLAT BOOK 54, PAGE 38, OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book **3504**, Page **1394**, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book **54**, Page **38**, and referenced within this instrument.

A map showing the above described property is recorded in Plat Book 54, Page 38, and referenced within this instrument.

Does the above described property include the primary residence (yes/no)? **No**

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:

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 officer(s), the day and year first above written.

By: _____ (SEAL) _____
CRUZ SIERRA, EF1A, LLC

Title: **MEMBER MANAGER**

State of TEXAS, Travis COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **CRUZ SIERRA, MEMBER MANAGER, EF1A, LLC**.

Witness my hand and official stamp or seal, this the 13 day of June, 2022

My Commission Expires: 04/01/2022

Kristina Rose Mazzella
Notary Public

Print Notary Name: Kristina Rose Mazzella

