

2022041027 00089

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$466.00

PRESENTED & RECORDED
09/02/2022 02:02:04 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST
BK: RE 3716
PG: 572 - 573

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$466.00

Parcel Identifier No. **6856064188000** Verified by _____ County on the ___ day of _____, _____
By:

This instrument was prepared by: **The McCall Law Firm, PC** – 2626 Glenwood Ave, Suite 390, Raleigh, NC 27608
Mail/Box to: Grantee – 3845 Crusade Dr, Winston Salem, NC 27101
Brief description for the Index: Lot 3, SILVER CHALICE, SEC2, Plat Book 35, Page 142

THIS DEED made this 2nd day of **September, 2022** by and between

GRANTOR	GRANTEE
Defence Properties, Inc. A North Carolina Limited Liability Company 115 HAMILTON AVE WINSTON SALEM, NC 27107	Elizabeth Rice , unmarried 3845 Crusade Dr Winston Salem, NC 27101

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 Township of **Winston Salem**, City of **Winston Salem**, Forsyth County, North Carolina and more particularly described as follows:

BEING all of Lot 3, as shown on the map or plat of SILVER CHALICE, SECTION 2, which is duly recorded in Plat Book 35, Page 142, Register of Deeds for Forsyth County, North Carolina, to which plan reference is hereby made for a more particular description.

Parcel ID: 6856064188000
Tax/Map ID: 6856-06-4188
Property Address: 3845 Crusade Dr, Winston Salem, NC 27101

This property is _____ or is not the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3703, Page 3300, Forsyth County Registry.

submitted electronically by "The McCall Law Firm, PC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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:

1. 2022 ad valorem real property taxes and subsequent years;
2. Utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the property.

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.

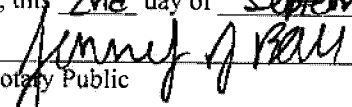
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

By: 
Mohammad Saleem
 Title: **Member Manager**

SEAL-STAMP State of North Carolina - County of Wake

I, the undersigned Notary Public of the County and State aforesaid, certify that **Mohammad Saleem** personally came before me this day and acknowledged that he is the **Member Manager** of Defence Properties LLC, a North Carolina corporation and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 2nd day of September, 2022.

My Commission Expires: 6/15/27


Notary Public

Printed Name: Jennifer J. Ball

Jennifer J. Ball NOTARY PUBLIC Wake County North Carolina My Commission Expires June 15, 2027
