

2022043083 00244FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$168.00PRESENTED & RECORDED
09/16/2022 04:19:51 PM**LYNNE JOHNSON**
REGISTER OF DEEDS
BY: ANGELA M THOMPSON, DPTY
BK: RE 3718
PG: 1982 - 1984**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$168.00

Parcel Identifier No.: 6837-24-1609

Mail after recording to: EF3BA, LLC, 2301 East Riverside Drive, Austin, TX 78741

This instrument was prepared by: Quaye Law Firm, PLLC, 201 Hay Street, 4th Floor, Fayetteville, NC 28301

Brief Description from the Index: Lot 13, Northhills, Phase I

THIS DEED made this 16th day of September, 2022, by and between

GRANTOR	GRANTEE
Carolyn M. Johnson, a widow 1499 Kilstrom Street Rural Hall, NC 27045	EF3BA, LLC, a Delaware Limited Liability Company 2301 East Riverside Drive, STE 300A Austin, TX 78741

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

See Exhibit "A" Attached Hereto and Made a Part Hereof

The property herein described is or is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 1345, Page 15, Forsyth County Registry. Joseph Lee Johnson died July 13, 2017.

A map showing the above described property is recorded in Plat Book 24, Page 97, and referenced within this instrument.

This instrument prepared by: Chandra Quaye, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

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:

Restrictions, easements, and/or rights-of-way of record; current year ad valorem taxes.

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

Carolyn M. Johnson
Carolyn M. Johnson

STATE OF NORTH CAROLINA
COUNTY OF CUMBERLAND *Forsyth*

I, *Richard T Settle*, Notary Public, do hereby certify that Carolyn M. Johnson personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this ^{*ATS*}~~16~~^{*15*} day of September, 2022.

Richard T Settle
Official Signature of Notary
Printed or typed name of Notary *Richard T Settle*

My Commission Expires: *8-5-2027*

Richard T Settle
NOTARY PUBLIC
Forsyth County, NC
My Commission Expires August 05, 2027

Exhibit "A"

Being known and designated as Lot No. 13, as shown on the Map of Northhills, Phase I, recorded in Plat Book 24 at page 97 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Tax Parcel Number: 6837-24-1609

Property Address: 4055 Burnham Court, Winston-Salem, NC 27105