

2022053912 00142FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$160.00PRESENTED & RECORDED
12/06/2022 04:59:40 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3731
PG: 2486 - 2489**NORTH CAROLINA GENERAL WARRANTY DEED****Excise Tax: \$160.00**Parcel Identifier No. **6836-25-2623**Mail/Box to: **BRADY & KOSOFSKY, PA**
13925 Ballantyne Corporate Place
Suite 400
Charlotte, NC 28277-2600*This instrument was prepared by Brady & Kosofsky, PA, 13925 Ballantyne Corporate Pl. Ste 400 Charlotte, NC 28277, a duly licensed North Carolina and South Carolina law firm. Delinquent taxes, if any will be paid by the closing attorney from the closing proceeds as shown on the settlement statement.***File: 22185222Z**Brief Description for Indexing: **Lot 17 of Greenway Place Subdivision****THIS DEED** made this 6 day of Dec, 2022 by and between

GRANTOR	GRANTEE
<p>Alexander Dewitt Lemmons Sr AKA Alexander D. Lemmons, an unmarried person, Individually and as Executor of the Estate of Willena H. Alsbrooks</p> <p>Mailing Address: 3100 Heitman Drive Winston Salem, NC 27107</p>	<p>EF3BA LLC, a Delaware Limited Liability Company</p> <p>Property Address: 2506 Greenway Avenue, Winston Salem, NC 27105</p> <p>Mailing Address: 2301 E. Riverside Dr, A-200 Austin, TX 78741</p>

*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, Forsyth County**, North Carolina and more particularly described as follows:Submitted electronically by "Blueprint Title - TN"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

See Attached **Exhibit "A"**

Willena H. Alsbrooks died September 13, 2021 and her will devised the subject property to Alexander Dewitt Lemmons Sr. See Estate File 21E2316. Joe L. Alsbrooks predeceased his wife, Willena H. Alsbrooks.

The property hereinabove described was acquired by Grantor by instrument recorded in Book: 1816 and Page: 3475.

A map showing the above described property is recorded in Plat Book 4 Page 73.

All or a portion of the property herein conveyed ____ includes or does not include primary residence of a Grantor.

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 premise 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:

ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD, AD VALOREM TAXES FOR THE CURRENT YEAR WHICH MAY NOT BE DUE AND PAYABLE.

Title Insurance Company: Blueprint Title NC

[SIGNATURES TO FOLLOW]

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

Alexander D. Lemmons Sr. AKA Alexander D. Lemmons
EXECUTOR OF THE ESTATE OF WILLENA H. ALSBROOKS

(SEAL)

Alexander D. Lemmons Sr. AKA Alexander D Lemmons
Executor of the Estate of Willena H. Alsbrooks

Alexander D. Lemmons Sr. AKA Alexander D. Lemmons
(SEAL)

Alexander D. Lemmons Sr. AKA Alexander D Lemmons,
Individually

State of NC
County of Forsyth

I certify that the following person(s) personally appeared before me this day and each acknowledging to me that he or she signed the foregoing document: **Alexander D Lemmons**

Date: 12-6-2022

Richard T Settle

Official Signature of Notary

Richard T Settle, Notary Public

My commission expires: 8-5-2027

(Official Seal)

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

Exhibit "A"

Being known and designated as Lot No. Seventeen (17), Block I as shown of the Map of Greenway Place recorded in the office of the Register of Deeds of Forsyth County in Plat Book 4, page 73, reference to which is hereby made.

Property Address: 2506 Greenway Avenue, Winston Salem, NC 27105

PIN #: 6836-25-2623