

**2023000286 00131**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$230.00**

PRESENTED &amp; RECORDED

01/04/2023 04:55:53 PM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: ANGELA M THOMPSON, DPTY

**BK: RE 3735****PG: 2476 - 2477****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$230.00

Parcel Identifier Number: 6834-56-1915 Tax ID or Block & Lot: BLOCK 0716 LOT 014Mail/Box to: Grantee at 1 Equity Way, Westlake, OH 44145This instrument prepared by: The Elam Law Firm, PLLC, 351 N Peace Haven Road, Winston Salem, NC 27104Brief description for the Index: Lot 14 & 16, Block 44 of Winston-Salem Land & Investment Company

THIS DEED made this January 4, 2023 by and between

GRANTOR	GRANTEE
All Hart Properties LLC	Equity Trust Company Custodian FBO Lawrence G Watson
Grantor Address:	Buyer Address:
931-B S Main St #143 Kernersville, NC 27284-7439	1 Equity Way Westlake, OH 44145
	Property Address:
	235 E Monmouth Street Winston-Salem, NC 27127

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

LYING AND BEING on the north side of Monmouth Street, commencing at a stake 150 feet west of Lomond Street, J.A. Hill's corner and running thence westwardly along Monmouth Street 50 feet and to the same width, to wit: 50 feet extending back north between parallel lines 100 feet to an alley; the same being known and designated as Lots 14 and 16, in Block 44, on the Map of the Winston-Salem Land and Investment Company recorded in the Office of the Register of Deeds of Forsyth County, North Carolina and being the identical property as described in Deed Book 2295, Page 471, Forsyth County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3447, Page 174.

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: none

**THIS PROPERTY DOES NOT INCLUDE THE PRIMARY RESIDENCE OF A GRANTOR.**

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 officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

All Hart Properties LLC

By: Michelle Allison (SEAL)  
Michelle Allison, Managing Member

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STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, the undersigned Notary Public of the aforesaid State and Forsyth County, do hereby certify that Michelle Allison as Managing Member of All Hart Properties LLC personally appeared before me this date and acknowledged the execution of the foregoing instrument for the purposes therein expressed. Witness my hand and notarial seal this the 4 day of January, 2023.

Brian H. Elam  
Brian H. Elam, Notary Public

My Commission Expires: 10/3/2027

