

**2023000324 00038**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$116.00PRESENTED & RECORDED  
01/05/2023 12:35:25 PM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: ANGELA BOOE, DPTY  
BK: RE 3735  
PG: 2613 - 2617**NORTH CAROLINA GENERAL WARRANTY DEED****Excise Tax: \$116.00**Parcel Identifier No. **6835-60-9767**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: 22186604Z**Brief Description for Indexing: **Lot 127 and 128 of Columbia Heights Extension Subdivision**THIS DEED made this 4 day of Jan, <sup>2023</sup>~~2022~~ by and between

GRANTOR	GRANTEE
<p align="center"><b><i>Bernard Urban and Wendy Urban, married to each other</i></b></p> <p align="center"><b><i>Mailing Address: 1996 Bethabara Rd Winston Salem, NC 27106</i></b></p>	<p align="center"><b><i>EF3BA, LLC a Delaware Limited Liability Company</i></b></p> <p align="center"><b><i>Property Address: 1222 Gholson Ave SE, Winston Salem, NC 27107</i></b></p> <p align="center"><b><i>Mailing Address: 2301 E Riverside Dr. A-200 Austin, TX 78741</i></b></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"**

The property hereinabove described was acquired by Grantor by instrument recorded in Book: 3593 and Page: 1206.

A map showing the above described property is recorded in Plat Book 2 Page 75.

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.

*Bernard Urban* (SEAL)

State of N.C  
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: **Bernard Urban**

Date: Jan. 4, 2023

*Eric N. Johnson*  
Official Signature of Notary

Eric N. Johnson Notary Public  
My commission expires: 3-9-2024

(Official Seal)

Eric N Johnson  
Notary Public  
Gulford County, NC  
My Commission Expires 3-9-2024

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

Wendy Urban (SEAL)  
Wendy Urban

State of N.C.  
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: **Wendy Urban**

Date: Jan. 4, 2023

Eric N. Johnson  
Official Signature of Notary

Eric N. Johnson, Notary Public  
My commission expires: 3-9-2024

(Official Seal)

Eric N. Johnson  
Notary Public  
Guilford County, NC  
My Commission Expires 3-9-2024

**Exhibit "A"**

Being known and designated as Lots 127 and 128 as shown on Map of Columbia Heights Extension as recorded in Plat Book 2 at Page 75 in the Office of the Register of Deeds of Forsyth County, North Carolina.

**Property Address:** 1222 Gholson Ave SE, Winston Salem, NC 27107

**PIN #:** 6835-60-9767