

2023006585 00126

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$535.00

PRESENTED & RECORDED
03/01/2023 04:33:08 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST
BK: RE 3742
PG: 3506 - 3508

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$535.00

Parcel Identifier No.: 5897-80-8878.000

Return to: Browder, Overby, Michaud & May P.A., PO Box 550, King, NC 27021

This instrument was prepared by: Nicholas J. Overby, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. DEED PREPARATION ONLY - NO TITLE SEARCH OR TITLE OPINION RENDERED.

Brief description for the Index: "New Lot 2" & "Existing Tract", PB 76, PG 119

Property Address: 2491 Conrad Oaks Lane, Winston-Salem, NC 27106

THIS DEED made this 1st day of March, 2023, by and between:

GRANTOR

JAMES E. REDDEN, JR.
(Unmarried)
P.O. Box 968
King, NC 27021

GRANTEE

COUTURE PROPERTIES, LLC
(A NC Limited Liability Company)
2655 Hilltop Forest Lane
Winston-Salem, NC 27106

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 Vienna Township, Forsyth County, North Carolina and more particularly described as follows:

For property description, see "EXHIBIT A", attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3741 page 586.

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

A map showing a portion of the above described property is recorded in Plat Book 76 page 119.

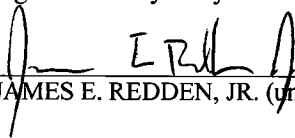
Submitted electronically by "Blanco Tackabery & Matamoros, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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, other than the following exceptions:

- Easements and Restrictions of Record (if any).
- 2023 Property Taxes.

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

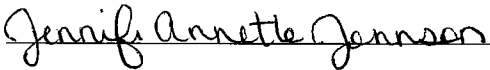

 _____ (SEAL)
 JAMES E. REDDEN, JR. (unmarried)

State of North Carolina - County of Stokes

I, the undersigned Notary Public of the County and State aforesaid, certify that JAMES E. REDDEN, JR. (unmarried) personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 1 day of MARCH, 2023.

My Commission Expires: September 9, 2025

(Affix Seal)



 Jennifer Annette Johnson Notary Public
 (Notary's Printed or Typed Name)

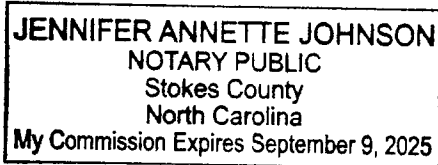


EXHIBIT A

Property Description

Property Address: 2491 Conrad Oaks Lane, Winston-Salem, NC 27106

PIN: 5897-80-8878.000

TRACT ONE

BEING KNOWN AND DESIGNATED as New Lot 2 as shown on a plat entitled "#2022109 Minor Subdivision prepared for Jill Atherton" as recorded in Plat Book 76 at Page 119 in the office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.

TRACT TWO

BEING KNOWN AND DESIGNATED as Tract entitled "Existing Tract" on a plat entitled "#2022109 Minor Subdivision prepared for Jill Atherton" as recorded in Plat Book 76 at Page 119 in the office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.