

2023006946 00170FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$100.00PRESENTED & RECORDED
03/03/2023 04:42:21 PM**LYNNE JOHNSON**
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3743
PG: 639 - 641Excise Tax: \$ **100.00**

Parcel ID: 6835-76-1725

Recording Time, Book and Page

Mail after recording to: Grantee

This instrument was prepared by: Stephen D. Lowry, 8358-104 Six Forks Rd., Raleigh, NC 27615

Brief Description for the index: **144 Wheeler Street, Winston Salem****NORTH CAROLINA GENERAL WARRANTY DEED**THIS DEED made this **21** day of **February**, 2023, by and between

GRANTOR	GRANTEE
Margaret L. Rafferty, Sole Surviving Trustee of The John G. Rafferty Trust, UTD 3/23/1999 <input type="checkbox"/> If Checked, the property subject to conveyance includes the primary residence of at least one of the Grantors, otherwise, note as N/A, (per NC GS105-317.2)	Green Street Home Buyers, LLC <u>Property Address:</u> 144 Wheeler Street, Winston Salem, NC 27101 <u>Mailing Address:</u> 555 S Mangum St #100 Durham, NC 27701

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

See Attached Exhibit "A" Legal Description

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.

submitted electronically by "Lowry & Assoc"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Title to the property hereinabove described is subject to the following exceptions:

- 1. Subject to ad valorem taxes for the year 2023 and all subsequent years.
- 2. Subject to all easements, agreements, and rights of way of record.
- 3. Subject to restrictions of record, Forsyth County Registry.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

The John G. Rafferty Trust, UTD 3/23/1999

By: Margaret L. Rafferty
Margaret L. Rafferty, Sole Surviving Trustee

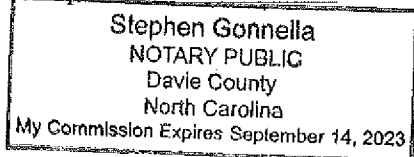
STATE OF NC
COUNTY OF Davidson

I, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **Margaret L. Rafferty, Sole Surviving Trustee of The John G. Rafferty Trust, UTD 3/23/1999**

Witness my hand and official stamp or seal, this the 2nd day of March, 2023.

Stephen Gonnella
Notary Public

My commission expires:



Seal/Stamp

Exhibit A
Legal Description

Fronting on the west side of Wheeler Street, 50 feet, and running back between parallel lines in a westwardly direction 72.45 feet, and being bounded on the north by Lot 3, and on the south by Lot 5, and being known and designated as the eastern part of Lot 4 as shown on the plat of Wheeler Addition recorded in Plat Book 1, Page 12 in the Office of the Register of Deeds of Forsyth County, North Carolina, and being the identical property described in deed recorded in Book 1873 at Page 3315, Forsyth County Registry.

Property Address: 144 Wheeler Street, Winston-Salem, NC 27101

Block: 405 **Lot:** 100