

2023011693 00086

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$150.00

PRESENTED & RECORDED

04/12/2023 11:53:03 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPT

BK: RE 3748**PG: 3407 - 3408****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$150.00

PARCEL IDENTIFIER NO. 6844-24-1027

VERIFIED BY _____ COUNTY ON THE ____ DAY OF _____, 2023

THIS INSTRUMENT WAS PREPARED BY: 24 HOUR CLOSING (*Tryon Title Agency, LLC*)

RETURN TO: 24 HOUR CLOSING 1320 MATTHEWS-MINT HILL ROAD, MATTHEWS, NC 28105

BRIEF DESCRIPTION FOR THE INDEX: LO030 BL 1619

THIS DEED made this ____ day of April, 2023, by and between

GRANTOR	GRANTEE
<p>Sequella Denise Robinson, an unmarried person</p> <p>Mailing Address 1636 Olivers Crossing Circle Winston Salem, NC 27127</p>	<p>Empire Cash Offer LLC, a Delaware Limited Liability Company</p> <p>Property Address: 2709 Dudley St. Winston Salem, NC 27107</p> <p>Mailing Address PO BOX 327 Highland, CA 92346</p>

WITNESSETH: That said Grantor has remained and released and by these presents do remise, release, convey and forever convey unto Grantee, their heirs, and/or successors and assigns, all right, title, claim and interest of the Grantor in and to a certain lot(s) or parcel of land situated in the City of Winston Salem, Forsyth County, North Carolina, and more particularly described as follows:

BEING known and designated as Lot 30 as shown on Plat of Carlton Bluff as recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Plat Book 8 page 89, reference to which is hereby made for a more particular description.

Property Address: 2709 Dudley St Winston Salem NC 27107

Parcel ID: 6844-24-1027

All or a portion of the property herein conveyed (____) includes or () does not include the primary residence of a Grantor.The properties hereinabove described was acquired by Grantor by instrument recorded in Book **1850** at Page **194**.

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.

submitted electronically by "Pinyan Law Office, PLLC d/b/a 24 Hour Closing"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 lawful claims of all persons whomsoever, other than the following exceptions:

All such valid and enforceable easements, restrictions and rights of way of record and the lien of ad valorem taxes for the current year which the grantee herein assumes and agrees to pay.

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

Sequella D. Robinson
Sequella D Robinson

STATE OF North Carolina

COUNTY OF Rowan

I certify that Sequella Denise Robinson, who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day; acknowledging to me that he voluntarily signed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 11 day of April, 2023.

Notary Signature: *Joshua R. Pinyan*

Notary's Printed Name: Joshua R. Pinyan

My Commission Expires: 10/7/2027

[Notarial Seal]

