

2023011972 00166

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$490.00

PRESENTED & RECORDED
04/13/2023 04:55:04 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY

BK: RE 3749
PG: 400 - 402

GENERAL WARRANTY DEED

Excise Tax: **\$490.00**

Tax Parcel ID No. 6836-27-7264.000 Verified by _____ County
on the ____ day of _____, 20____ By: _____

Mail/Box to: **Grantee**

This instrument was prepared by: **Thomas G. Jacobs, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.**

Brief description for the Index: Part of Lot 97, Section B, Bon Air

THIS DEED, made this the **13** day of **April**, 20**23**, by and between

GRANTOR:

Shawn Michael Prophet and spouse, Leslie McManus Cristiano

whose mailing address is _____
(herein referred to collectively as **Grantor**) and

GRANTEE: Carroll Consortium, LLC

whose mailing address is 2842 Bon Air Ave., Winston-Salem, NC 27105
(herein referred to collectively as **Grantee**) and

[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

See attached Exhibit A

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 3579 Page 2299, and being reflected on plat(s) recorded in Map/Plat Book , page/slide .

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

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

submitted electronically by "Law Office of Thomas G. Jacobs"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

By: _____ (SEAL)
Print/Type Name & Title: Shawn Michael Prophet

By: _____ (SEAL)
Print/Type Name & Title: Leslie McManus Cristiano

By: _____ (SEAL)
Print/Type Name & Title: _____

By: _____ (SEAL)
Print/Type Name & Title: _____

State of NC
County of Forsyth

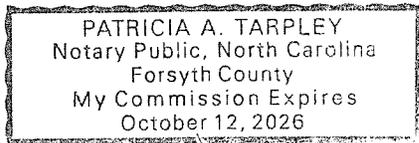
(Official/Notarial Seal)

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:

Shawn Michael Prophet and Leslie McManus Cristiano
_____ [insert name(s) of principal(s)].

Date: 4/12/2023

Patricia A Tarpley
Patricia A Tarpley Notary Public
Notary's Printed or Typed Name



My Commission Expires:
10/12/2026

State of _____
County of _____

(Official/Notarial Seal)

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:

_____ [insert name(s) of principal(s)].

Date: _____

Notary Public
Notary's Printed or Typed Name

My Commission Expires:

Exhibit A

Lying and being in the City of Winston-Salem, Forsyth County, North Carolina, and BEGINNING at an iron stake at the southwest intersection of Bon Air Avenue and 29th Street, and running thence westwardly along the south line of 29th Street 100 feet to an iron stake; thence southwardly 50 feet to an iron stake in the north line of Lot 96; thence eastwardly with the north line of Lot 96, 100 feet to an iron stake in the west line of Bon Air Avenue; thence northwardly with the west line of Bon Air Avenue 50 feet to an iron stake, the place of BEGINNING. The same being the eastern two-thirds of Lot 97, Section B, on map of Bon Air, as recorded in Plat Book 3 at page 25, in the Office of the register of Deeds of Forsyth County, North Carolina.