

2023011977 00003

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$172.00

PRESENTED & RECORDED
 04/14/2023 08:12:52 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3749
PG: 439 - 441

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$172.00

PARCEL IDENTIFIER NO. 6836-26-7953

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: LO091 BL1179

THIS DEED made this 11th day of April, 2023, by and between

GRANTOR	GRANTEE
<p>James Davenport, III and wife, Evette Lavore Davenport</p> <p>Mailing Address 182 Applemoor Court Clemmons, NC 27012</p>	<p>Keystone Rentals LLC, a North Carolina Limited Liability Company</p> <p>Property Address: 2818 NE Bon Air Ave. Winston Salem, NC 27105</p> <p>Mailing Address 1589 Skeet Club Rd Suite 102-336 High Point, NC 27265</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:

SEE EXHIBIT "A"

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

The properties hereinabove described was acquired by Grantor by instrument recorded in Book 2733 at Page 1686.

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

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.

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.

James Davenport, III
James Davenport, III

Evette Lavore Davenport
Evette Lavore Davenport

STATE OF NORTH CAROLINA

COUNTY OF Davidson

I certify that **James Davenport, III and Evette Lavore Davenport**, 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 11th day of April, 2023

Notary Signature: *Christie J. Devine*

Notary's Printed Name: Christie J. Devine

[Notarial Seal]

My Commission Expires: 4/19/2027

CHRISTIE J. DEVINE
Notary Public - North Carolina
Randolph County 2027
My Commission Expires April 19 2027

EXHIBIT "A"

TRACT 1:

BEING known and designated as Lot 91, Section B, as shown on Plat of Bon Air property made by J. E. Ellerbe, C. E., said plat being recorded in Plat Book 3, Page 25 in the Office of the Register of Deeds of Forsyth County, N.C., reference to which is hereby made.

TRACT 2:

BEGINNING at an iron stake in the West line of Bon Air Avenue. said stake being 248 feet North of the Northwest intersection on 28th Street and Bon Air Avenue; thence west parallel to the north line of Lot 90, 150 feet to an iron stake; thence North 2 feet to an iron stake; thence East along the North Line of Lot 90, 150 feet to an iron stake in the West line of Bon Air; thence South 2 feet to an iron stake, place of beginning, being a strip of land 2 feet by 150 feet, off the northern side of Lot 90, Section "B" as shown on map of "Bon Air" as made by J.E. Ellerbe, C.E. and recorded in the Office of Register of Deeds, Forsyth County, N.C. in Plat Book 3, Page 25.

Property Address: 2818 NE Bon Air Ave, Winston Salem NC 27105

Parcel ID: 6836-26-7953