

2023012591 00088

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$280.00

PRESENTED & RECORDED
 04/19/2023 02:43:26 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3749

PG: 3656 - 3658

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$280.00

Parcel Identifier Number: 6844176484000 Verified by Forsyth County

By: _____

Mail/Box to: Grantee at Mailing Address

This instrument was prepared by: Coltrane & Overfield PLLC, 106 N. Elm St., Ste. 300, Greensboro, NC 27401
(Without Title Examination)

Brief description for the Index: Lot 102, Longview Development, PB 2-87

THIS DEED made this 19 day of April, 2023 by and between

GRANTOR	GRANTEE
WH Property Management, LLC, a North Carolina limited liability company <u>Forwarding Address:</u> 164 Fieldwood Drive Advance, NC 27006	Camaya Miller <u>Property & Mailing Address:</u> 1731 Longview Drive Winston-Salem, NC 27107

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 Winston-Salem Township, Forsyth County, North Carolina and more particularly described as follows:

PLEASE SEE ATTACHED EXHIBIT "A"

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

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3693 Page 4243.

NC Bar Association Form No. 3 © 1976, Revised © 1/1/2010
 Printed by Agreement with the NC Bar Association

Submitted electronically by "Matheson Law Firm, 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.

A map of the property conveyed is recorded at Plat Book 2 Page 87.

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, restrictions and rights of way of record as well as ad valorem taxes for the current year.

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

WH Property Management, LLC



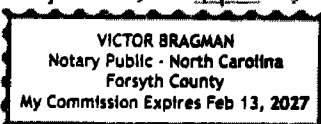
(SEAL)

By: William H. Harrison, Member/Manager

State of North Carolina

County of FORSYTH

I, the undersigned Notary Public of the County and State aforesaid, certify that **William H. Harrison** personally came before me this day and acknowledged that s/he is the **Member/Manager** of **WH Property Management, LLC**, a limited liability company, and that by authority duly given and as the act of such entity, s/he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 14th day of April, 2023.



My Commission Expires: 2-13-2027
(Affix Seal)



VICTOR BRAGMAN Notary Public
Notary's Printed or Typed Name

Exhibit A

Property Description

BEING all of Lot 102, Longview Development, as per plat thereof recorded in Plat Book 2, at Page 87, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Parcel #: 6844176484000

Property Address: 1731 Longview Drive, Winston-Salem, NC 27107