

2023015442 00147

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$70.00

PRESENTED & RECORDED
 05/10/2023 04:37:32 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3753
PG: 1355 - 1357

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **\$70**

Parcel ID No. 6834-74-9441. Verified by: Forsyth County on the _____ day of _____, 2023

Instrument Prepared by: Eldreth Law Firm, PLLC 115 S. Saint Mary's St. Ste. C Raleigh, NC 27603

Brief Legal Description: LT 2 BLK 14 WACHOVIA DEVELOPMENT

THIS DEED made this the 5th day of May, 2023, by and between:

GRANTOR	GRANTEE
LL Miller Realty Services, LLC 147 Fraizer Creek Road Winston Salem, NC 27105	Meyer Stein Trust, Dated April 21, 2023 1610 Dale Earnhardt Boulevard Kannapolis, NC 28083

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, that certain lot or parcel of land situated in the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows:

See, EXHIBIT A

The property hereinabove-described was acquired by Grantor by instrument recorded in Book 3424, Page 417, Forsyth County Registry. All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

A map showing the above-described property is recorded in Plat Book 8, Page (81) 2, Forsyth County Registry.

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 following exceptions:

- 1) This property is subject to 2023 and subsequent ad valorem taxes;
- 2) This property is conveyed and accepted subject to all restrictions, easements, and rights of way of record affecting said property; and
- 3) This property is conveyed and accepted subject to the provisions of all applicable federal, state, and municipal zoning, development, building, and land use ordinances, statutes, and regulations.

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

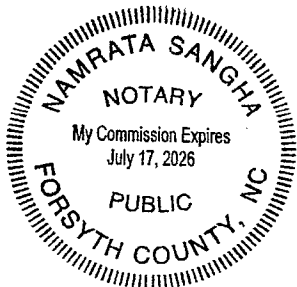
Christopher L. Miller (SEAL)
 LL MILLER REALTY SERVICES, LLC
 By: Christopher L. Miller
 Its: Manager

STATE OF NORTH CAROLINA

COUNTY OF Forsyth

I, the undersigned Notary Public of the State and County aforesaid, do hereby certify that Christopher L. Miller as Manager for LL Miller Realty Services, LLC personally known to me or presenting evidence in the form of a state issued driver's license, appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal, this the 5th day of May, 2023.



Namrata Sangha (SEAL)
NAMRATA SANGHA, Notary Public
 My Commission Expires on: July 17, 2026

EXHIBIT A

BEING KNOWN AND DESIGNATED as Lot No. 2 in Block 14 as shown on the Map of WACHOVIA DEVELOPMENT COMPANY as recorded in Plat Book 8 at Page (81)2 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.