

2023016050 00193

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$420.00

PRESENTED & RECORDED
05/15/2023 04:55:55 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST
BK: RE 3754
PG: 205 - 207

Prepared by & Return To:
The Sperry Law Firm
15801 Benham Hill Av
Suite 225
Charlotte, NC

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$420.00

Brief ID: Metes and Bounds

Parcel ID No. 6825-55-8131.000

Mail after recording to: the grantee

This instrument was prepared by: Ryan David Hatley, NC Attorney, The Sperry Law Firm. P.C..

Any delinquent taxes to be paid by closing attorney settlement agent upon disbursement of closing proceeds to the county tax collector.

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

GRANTOR

Carlene Wood Ramsey, a widow

3666 Community Church Road, Pfafftown, NC 27040

GRANTEE

Legacy Capital Investment Group Inc, a Delaware Corporation

Property Address : 1523 West 1st Street, Winston-Salem, NC 27104

Mailing Address : 651 N. Broad Street Suite 201, Middletown DE, 19709

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 located in Forsyth County, North Carolina and more particularly described as follows:

Property 1:

BEGINNING at a stake on the North side of First Street, formerly Shallowford Road, at the Southwest corner of Lot No. 14; running thence North 1° 45' East 105 feet to a stake; thence North 12° 30" West 127.6 feet to an iron stake in a 15 foot alley; thence South 53° 45' West 43 feet to a stake, the Northeast corner of Lot No. 16; thence Southwardly along the East line of Lot No. 16, 179.2 feet to a stake in First Street, the Southeast corner of Lot No. 16; thence Southwardly 87 feet to a stake, the Point and Place of **BEGINNING**. Being all of Lot No. 15 and a strip off the West side of Lot 14, Block 4, as shown on the map of West Highlands, Section I, recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 2, Page 46A, Block Book 3, page 13.

Parcel ID # No. 6825-55-8131.000

Being all or a portion of that property described in that deed recorded in Book 2261 at Page 20 , Forsyth County Public Registry.

The above described property does does not include the primary residence of the Grantor.

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 exceptions hereinafter stated.

This conveyance made subject to all easements and other matters shown on the recorded plat hereinabove referred to and restrictive covenants and easements appearing of record in the Forsyth County Registry, and all amendments thereto which may appear of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

Carlene Wood Ramsey (SEAL)
Carlene Wood Ramsey

STATE OF NORTH CAROLINA
COUNTY OF **Forsyth**

I, Mark W. Hauser, Notary Public, do hereby certify that Carlene Wood Ramsey personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 5th day of May, 2023.

Mark W. Hauser

Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 11/20/24

