

2023016095 00042FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$200.00

PRESENTED & RECORDED

05/16/2023 10:21:03 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3754

PG: 407 - 409

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$200.00

Parcel Identifier No.: 6844-24-1027 (Block 1619, Lot 030)

Return after recording to: Kangur & Porter, LLP, 2150 Country Club Road, Suite 160, Winston-Salem, NC 27104

Mail tax bills to Grantee: 34323 Agua Dulce Canyon Road, Agua Dulce, CA 91390

This instrument was prepared by: T. Thomas Kangur, Jr., 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: Lot 30, Carlton Bluff

THIS DEED made this 16th day of May, 2023 by and between,

GRANTOR	GRANTEE
<p data-bbox="196 1094 699 1161">EMPIRE CASH OFFER, LLC a Delaware limited liability company</p> <p data-bbox="261 1190 634 1247">Mailing Address: PO Box 327, Highland, CA 92346</p>	<p data-bbox="841 1094 1455 1161">EQUITY TRUST COMPANY CUSTODIAN FBO DEBRA MURPHY IRA</p> <p data-bbox="841 1190 1455 1247">Mailing Address: 34323 Agua Dulce Canyon Road, Agua Dulce, CA 91390</p>

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

Being known and designated as Lot 30, as shown on the plat of CARLTON BLUFF, as recorded in the office of the Register of Deeds of Forsyth County, North Carolina in Plat Book 8, Page 89, reference to which is hereby made for a more particular description.

Property Address: 2709 Dudley Street, Winston-Salem, NC 27107

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

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3748, Page 3407, Forsyth County Registry. A map showing the above-described property is recorded in Plat Book 8, Page 89.

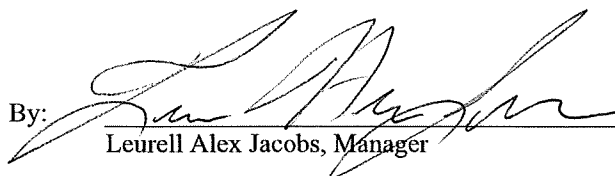
Submitted electronically by "Kangur & Porter, LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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: **Subject to all easements, rights-of-way and restrictions of record, if any, and 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.

Empire Cash Offer, LLC
a Delaware limited liability company

By:  (SEAL)
Leurell Alex Jacobs, Manager

State of California, County of San Bernardino

I certify that the following person personally appeared before me this day, acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Leurell Alex Jacobs, Manager of Empire Cash Offer, LLC**, a North Carolina limited liability company, and that by authority duly given and as the act of the company, he executed the foregoing instrument in its name and on its behalf as its act and deed.

Date: 05/10/2023


Notary Public

See Attached
California Jurat

Shaelan Mayang Gagatam
printed or typed name of notary public

My Commission Expires: Sep. 23, 2026

JURAT

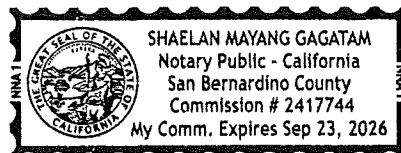
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Bernardino

Subscribed and sworn to (or affirmed) before me on
this 10th day of May, 20 23,
by LEURELL ALEX JACOBS

proved to me on the basis of satisfactory evidence to be the person(s) who
appeared before me.

Signature *Shaelan Mayang Gagatam*



(Seal)