

2023018840 00203FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$100.00PRESENTED & RECORDED
06/05/2023 04:05:36 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3757
PG: 2415 - 2418**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$100.00

Parcel No.: 6826-73-6443.000

Mail To: S.L. Cox Law, PC, 201 Bellaris Street, Garner, NC 27529

This instrument was prepared by: S.L. Cox Law, PC (Insured with Keystone Title)

Brief description for the Index: Parcel ID(s): 6826-73-6443.000

THIS DEED made this **2nd day of June, 2023**, by and between:

GRANTOR	GRANTEE
Carol Poe and husband, Alfred Poe and Sandra Chavis, a widow 5707 Chancellorsville Dr. Winston Salem, NC 27106	Lydia Revival LLC 6329 Park Creek Dr. Charlotte, NC 28262
Property is <input type="checkbox"/> is not <input checked="" type="checkbox"/> primary residence of the grantor.	Property Conveyed: 929 Taft St., Winston Salem, NC 27105

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, 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, see **Book 2374, Page 1120**.

A Map showing the Property hereinabove described is recorded in **Book 8, Page 9**.

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:

General easements of record.**Restrictive covenants of record.**

submitted electronically by "SL Cox Law PC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Ad valorem taxes now due and payable.

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

Carol J. Poe
Carol Poe

Alfred Poe
Alfred Poe

Sandra Chavis
Sandra Chavis

STATE OF NC

COUNTY OF Forsyth

I, Derron M Potts, a Notary Public, do hereby certify that Carol Poe and Alfred Poe ~~and Sandra Chavis~~ personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and (where an official seal is required by law) official seal.

This the 28 day of April, 2023.

Derron M Potts

Printed Name: Derron M Potts

My Commission Expires: 08/16/2027

DERRON M POTTS
NOTARY PUBLIC
Forsyth County
North Carolina
My Commission Expires August 16, 2027

Ad valorem taxes now due and payable.

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

Carol Poe

Alfred Poe

Sandra Chavis

Sandra Chavis

STATE OF NC

COUNTY OF Johnston

I, Holly L Rau, a Notary Public, do hereby certify that ~~Carol Poe and Alfred Poe~~ and Sandra Chavis personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and (where an official seal is required by law) official seal.

This the 1st day of May, 2023.

Holly L Rau

Printed Name: Holly L Rau

My Commission Expires: 1-25-2027

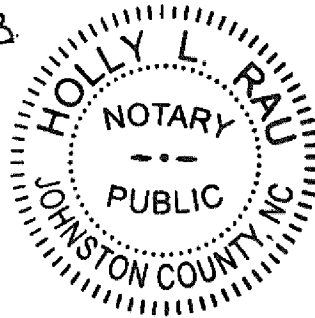


EXHIBIT A

BEING KNOWN AND DESIGNATED as lot no. 31 of the Plat of the Boston Heights Property which plat is recorded in Plat Book 8 page 9 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more complete description.

Also being known and designated as block 975 lot 31, Forsyth County Tax Maps.