

2023022181 00020FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$60.00PRESENTED & RECORDED
06/30/2023 08:31:01 AMLYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3761

PG: 2539 - 2541

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$60.00

PARCEL IDENTIFIER NO. 6844-27-9780

VERIFIED BY _____ COUNTY ON THE ____ DAY OF _____, 2023

THIS INSTRUMENT WAS PREPARED BY: 24 HOUR CLOSING (*Tryon Title Agency, LLC*)

RETURN TO: Grantee

BRIEF DESCRIPTION FOR THE INDEX: Metes and Bounds

THIS DEED made this 23rd day of June, 2023, by and between

GRANTOR	GRANTEE
Kathy Lynn Davis-Wright, an unmarried woman	Solv Real Estate LLC
Mailing Address PO Box 442 Clemmons, NC 27012	Property Address: 1736 Pleasant Street Winston Salem, NC 27107
	Mailing Address 1910 Abbott Street Suite 204 Charlotte, NC 28203

WITNESSETH: That said Grantor has remained and released and by these presents do remise, release, convey and forever convey unto Grantee, their heirs, and/or successors and assigns, all right, title, claim and interest of the Grantor in and to a certain lot(s) or parcel of land situated in the City of Winston Salem, Forsyth County, North Carolina, and more particularly described as follows:

SEE EXHIBIT "A" - LEGAL DESCRIPTION

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

The properties hereinabove described was acquired by Grantor by instrument recorded in Book 1915 at Page 2622.

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 lawful claims of all persons whomsoever, other than the following exceptions:

submitted electronically by "Pinyan Law Office, PLLC d/b/a 24 Hour Closing"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All such valid and enforceable easements, restrictions and rights of way of record and the lien of ad valorem taxes for the current year which the grantee herein assumes and agrees to pay.

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

Kathy Lynn Davis-Wright
Kathy Lynn Davis-Wright

STATE OF NORTH CAROLINA
COUNTY OF Forsyth

I certify that Kathy Lynn Davis-Wright, an unmarried woman, who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day; acknowledging to me that he voluntarily signed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 23 day of June, 2023.

Notary Signature:

Angela Wagoner Reece

Notary's Printed Name:

Angela Wagoner Reece

My Commission Expires:

July 25, 2025

Angela Wagoner Reece
NOTARY PUBLIC
[Notarial Seal]
Davidson County, NC
My Commission Expires July 25, 2025

EXHIBIT "A" - LEGAL DESCRIPTION

Beginning at an iron stake in the west line of Pleasant Street said iron stake being the southeast corner of lot no. 184 running thence southwardly with the east line of Pleasant Street, 50 feet to an iron stake, the northeast corner of lot 181, thence westwardly with the north line of lots 181 and 202, 107.3 feet to an iron stake in the east line of lot 203; thence northwardly with the east line of lot 203; thence northwardly with the east line of lot 203, 24 feet to an iron stake, the northeast corner of lot 203, thence westwardly with the north line of lot 203, 24 feet to an iron stake in the east line of lot 204; thence northwardly with the east line of lot 204, 24 feet to an iron stake the southwest corner of lot 184; thence eastwardly with the south line of lot 184, 115.7 feet to an iron stake; the point of the beginning.

Being known and designated as lot 182 & 183 on the map of Longview Development #2 recorded in Plat Book 1 Page 39A Office of Register of Deeds, Forsyth County, N. C.

Also known as lots 182 & 183, Block 1772, Forsyth County Map. Also as shown on a map on file in the Office of Commissioner of Public Works, Winston-Salem, N. C.

Property Address: 1736 Pleasant Street, Winston Salem, NC 27107
Parcel ID: 6844-27-9780