

2023022364 00203

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$16.00

PRESENTED & RECORDED

06/30/2023 03:56:59 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3761

PG: 3632 - 3634

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$16.00

Parcel No.: 6826-73-6528.000

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): 6826-73-6528.000

THIS DEED made this **30th** day of **June, 2023**, by and between:**GRANTOR**

Tommy Lee Taylor and wife, Alicia Taylor
 520 Ogden Drive
 Gastonia, NC 28056

Property is is not primary residence of the grantor.**GRANTEE**

Elevated Investment Group, LLC
 200 E Cama Street, Apt #379
 Charlotte, NC 28217

Property Conveyed:
 918 Roosevelt Street, 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 1922, Page 455**

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.

Tommy Lee Taylor
Tommy Lee Taylor

Alicia Taylor
Alicia Taylor

STATE OF NC

COUNTY OF Gaston

I, Starr Clinton, a Notary Public, do hereby certify that Tommy Lee Taylor and Alicia Taylor 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 29 day of June, 2023.

Starr Clinton

Printed Name: Starr Clinton

My Commission Expires: 12-16-25

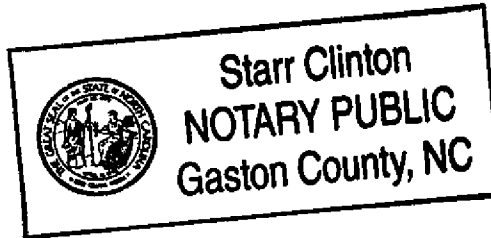


EXHIBIT A

BEGINNING AT AN IRON STAKE IN THE SOUTH SIDE OF ROOSEVELT AVENUE AT THE CORNER OF LOT NO. 19, THENCE WESTWARDLY ALONG ROOSEVELT AVENUE, 50 FEET TO AN IRON STAKE; THENCE SOUTHWARDLY 145 FEET TO AN IRON STAKE; THENCE EASTWARDLY 50 FEET TO AN IRON STAKE; THENCE NORTHWARDLY 145 FEET TO THE PLACE OF BEGINNING, AND BEING KNOWN AND DESIGNATED AT LOT NO. 18 AS SHOWN ON THE PLAT OF BOSTON HEIGHTS PROPERTY AS RECORDED IN THE REGISTER OF DEEDS OFFICE OF FORSYTH COUNTY, NORTH CAROLINA IN PLAT BOOK 8, PAGE 9.