

2023022376 00215

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$93.00

PRESENTED & RECORDED

06/30/2023 04:29:54 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3761

PG: 3693 - 3696

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$93.00Parcel Identifier No. **6846-06-0525**

Mail/Box to: **BRADY & KOSOFKY, PA**
 13925 Ballantyne Corporate Place
 Suite 400
 Charlotte, NC 28277-2600

*This instrument was prepared by **Brady & Kosofsky, PA, 13925 Ballantyne Corporate Pl. Ste 400 Charlotte, NC 28277**, a duly licensed North Carolina and South Carolina law firm. Delinquent taxes, if any will be paid by the closing attorney from the closing proceeds as shown on the settlement statement.*

File: 23191428ZBrief Description for Indexing: **Lot 16 of City View Subdivision**

THIS DEED made this 29 day of June, 2023 by and between

GRANTOR	GRANTEE
<p><i>New Middleton Company, Inc., a North Carolina Corporation</i></p> <p><i>Mailing Address:</i> <i>1045 Deer Creek Lane King, NC 27021</i></p>	<p><i>EF3BA, LLC, A Delaware Limited Liability Company</i></p> <p><i>Property Address:</i> <i>2616 Manchester Street, Winston Salem, NC 27105</i></p> <p><i>Mailing Address:</i> <i>2301 E Riverside Dr #A200 Austin, TX 78741</i></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 the City of **Winston Salem, Forsyth County**, North Carolina and more particularly described as follows:

submitted electronically by "Blueprint Title - TN"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

See Attached **Exhibit "A"**

The property hereinabove described was acquired by Grantor by instrument recorded in Book: 1753 and Page: 36.

A map showing the above described property is recorded in Plat Book 1 Page 108.

All or a portion of the property herein conveyed ____ includes or X does not include primary residence of a 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 premise 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:

ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD, AD VALOREM TAXES FOR THE CURRENT YEAR WHICH MAY NOT BE DUE AND PAYABLE.

Title Insurance Company: Blueprint Title NC

[SIGNATURES TO FOLLOW]

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

New Middleton Company, Inc, a North Carolina Corporation

 (SEAL)
By: Michael Todd Middleton
Its: Vice President

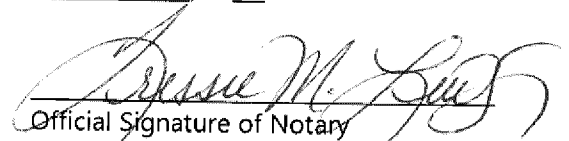
State of Tennessee
 County of Williamson

I, Tressie M. Lewis, a duly licensed Notary Public certify that Michael Todd Middleton personally came before me this day and acknowledged that he/she is Vice President of New Middleton Company, Inc, a North Carolina Corporation, a Corporation, and that he/she, as Vice President, being authorized to do so, executed the foregoing on behalf of the entity.

Witness my hand and official seal this 29 day of June, 2023

(Official Seal)




 Official Signature of Notary

Tressie M. Lewis, Notary Public
 Notary's printed or typed name
 My commission expires: 01/06/2025

Exhibit "A"

Fronting 47.5 feet on the West side of Manchester Street, and extending back westwardly between parallel lines 150 feet, and being designated as Lot No. 16 on the plat of City View Development, W. H. Bondurant, owner, said plat being recorded in the Office of the Register of Deeds of Forsyth County, N.C., in Plat Book 1, Page 108. See deed from Robert F. Johns and wife to Robert Walker and wife.

Property Address: 2616 Manchester Street, Winston Salem, NC 27105

PIN #: 6846-06-0525