

2023023204 00011FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$72.00PRESENTED & RECORDED
07/11/2023 08:21:28 AM**LYNNE JOHNSON**
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY**BK: RE 3762**
PG: 3328 - 3329**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$72.00

PARCEL IDENTIFIER NO. 6818-11-0302

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

THIS INSTRUMENT WAS PREPARED BY: 24 HOUR CLOSING (*Meridian Title*)

RETURN TO: Grantee

BRIEF DESCRIPTION FOR THE INDEX: Lot Nos. 19, 20 & 21 of Bethania Heights Subdivision

THIS DEED made this 10th day of July, 2023, by and between

GRANTOR	GRANTEE
Russell Eugene Murphy, Jr. and wife, Lisa Marie Murphy	Simply Sold Property LLC
Mailing Address 3615 Maverick Street Winston Salem, NC 27106	Property Address: 3613 Maverick Street Winston Salem, NC 27106
	Mailing Address 511 Woodrow Avenue High Point, NC 27262

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:

BEING KNOWN AND DESIGNATED as Lot Nos. 19, 20 & 21 of Bethania Heights Subdivision, as recorded in Plat Book 9, Page 107, Forsyth County Registry, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 3613 Maverick Street, Winston Salem, NC 27106
Parcel ID: 6818-11-0302

All or a portion of the property herein conveyed includes the primary residence of a Grantor.

The properties hereinabove described was acquired by Grantor by instrument recorded in Book 2729 at Page 1404.

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.

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.

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:

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.

Russell E. Murphy, Jr.
Russell Eugene Murphy, Jr.
Lisa Marie Murphy
Lisa Marie Murphy

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I certify that **Russell Eugene Murphy, Jr. and wife, Lisa Marie Murphy**, 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 10th day of July, 2023.

Notary Signature: [Signature]

Notary's Printed Name: Julie K. Butt

My Commission Expires: July 5, 2026

[Notarial Seal]

