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FORSYTH COUNTY NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 07/11/2023 01:18:52 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
 BK: RE 3762
 PG: 3704 - 3707

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0.00

Parcel No.: 6837-13-1620.000

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

This instrument was prepared by: S.L. Cox Law, PC

Brief description for the Index: Parcel ID(s): 6837-13-1620.000

THIS DEED made this 6th day of July, 2023, by and between:

GRANTOR	GRANTEE
<p>John Albert Burts (Deceased July 20, 2011), unmarried, Heirs: John Squire (Deceased June 8, 2019), Heirs:</p> <p>John Squire and wife, Tanesha Hunter-Squire 1034 Madison Place Circle Kernersville, NC 27284</p> <p>Property is <input type="checkbox"/> is not <input checked="" type="checkbox"/> primary residence of the grantor.</p>	<p>Elevated Investment Group, LLC 200 E Cama St., Apt. 379 Charlotte, NC 28217</p> <p>Property Conveyed: 219 Parkwood Avenue, Winston Salem, NC 27105</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, City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows:

SEE EXHIBIT A

John Albert Berts died July 20, 2011 intestate he was survived by his seven children Necole Pulley, Angela Young, Clarence Plowden, Reginald Squire, Cynthia Squire, Joy Squire Hoover (and husband, Martin E Hoover) and John Squire. John Henry Squire subsequently died intestate on June 8, 2019 and is survived by (His Widow Sherderica Squire, Jaquan Squire, Tiffany Squire, and John Squire (and wife, Tanesha Hunter-Squire) See also Book 3762 Page 3264 where all other parties conveyed interest.

The property hereinabove described was acquired by Grantor, see **Book 2549, Page 2273**.

A Map showing the Property hereinabove described is recorded in **Book 4, Page 126**.

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.

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.

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.

John Squire

John Squire

Tanesha Hunter-Squire

Tanesha Hunter-Squire

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, Samantha L. Cox, a Notary Public, do hereby certify that Tanesha Hunter-Squire 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 6th day of July, 2023.

Samantha L. Cox

Printed Name: Samantha L. Cox

My Commission Expires: February 23, 2027

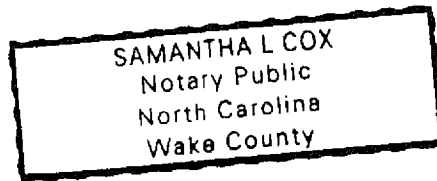


EXHIBIT A

BEING KNOWN AND DESIGNATED As of Lot No. 85, as shown on the map of Forest Hills as recorded in Plat Nook 4, Page 126, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.