

2023025477 00139

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$200.00  
PRESENTED & RECORDED  
07/27/2023 03:17:31 PM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: CARLA B FLEMING, DPTY  
BK: RE 3765  
PG: 1904 - 1905

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$200.00  
PARCEL IDENTIFIER NO. 6827-94-4740

VERIFIED BY \_\_\_\_\_ COUNTY ON THE \_\_\_\_ DAY OF July, 2023 THIS  
INSTRUMENT WAS PREPARED BY: 24 HOUR CLOSING (*Meridian Title*)

RETURN TO: 24 HOUR CLOSING 1320 MATTHEWS-MINT HILL ROAD, MATTHEWS, NC 28105  
BRIEF DESCRIPTION FOR THE INDEX: BEING Lot No. 8 in Marvin Heights Development

THIS DEED made this 21st day of July, 2023, by and between

GRANTOR	GRANTEE
Grace V. Sheets, a widow	Legacy Capital Investment Group Inc. DE, a Corporation
Mailing Address 5536 Gyddie Dr Winston Salem, NC 27105	Property Address: 126 Marvin Blvd. Winston Salem, NC 27105
	Mailing Address 925 W. Martket St. Suite 201 Greensboro, NC 27401

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 Lot No. 8 in Marvin Heights Development and for a more particular description of said Lot, reference is hereby made to the Plat of said Marvin Heights recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in regular Plat Book #3, at Page #42-A.

Property Address: 126 Marvin Blvd., Winston-Salem, NC. 27105  
Parcel ID: 6827-94-4740

All or a portion of the property herein conveyed (\_\_\_\_) includes or ( X ) does not include the primary residence of a Grantor.

The properties hereinabove described was acquired by Grantor by instrument recorded in Book 2553 at Page 1783.

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:

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.

Grace V. Sheets  
Grace V. Sheets

STATE OF NORTH CAROLINA

COUNTY OF Guilford

I certify that **Grace V. Sheets, a widow**, 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 24 day of July, 2023.

Notary Signature: \_\_\_\_\_

Lane Nickles

[Notarial Seal]

Notary's Printed Name: Lane Nickles

My Commission Expires: 06-28-26

