

2023025929 00208FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$100.00PRESENTED & RECORDED
07/31/2023 04:38:15 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3766
PG: 262 - 264**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$100.00

Parcel Identifier No. _____

Verified by: _____ County on the _____ day of _____, 20 _____

By: _____

Mail/Box to: Farrior & Associates, 400 W. Fisher Ave, Greensboro, NC 27401This instrument was prepared by: Farrior & Associates, 400 West Fisher Avenue, Greensboro, NC 27401Brief Description for the Index: **THIS DEED made this 31 day of JULY, 2023, by and between Grantor(s) and Grantee(s)**

GRANTOR:	GRANTEE:
<i>MOLLIE SHOUSE MCLAIN fka MOLLIE S. ELLER (unmarried), by and through her lawful Agents/AIF, JAMES ELLER, JR., MICHAEL ELLER and AVIS S. CLARK-ELLER, pursuant to that certain Power of Attorney recorded in Book 3763, Page 1312, Forsyth County Registry</i>	<i>PRISM INVESTMENT FIRM LLC, a North Carolina limited liability company</i>
MAILING ADDRESS: <i>606 Beckwith Drive Greensboro, NC 27410</i>	Mailing Address: <i>10926 David Taylor Dr, Ste 120, Charlotte, NC.28262</i> Property Address: <i>2730 N. Glenn Ave, Winston Salem, NC 27105</i>

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 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 County of **FORSYTH**, State of **NORTH CAROLINA** and more particularly described as follows:

See Exhibit A, attached hereto and incorporated herein by reference.

The above-described property does NOT include the primary residence of the Grantor.

submitted electronically by "Farrior & Associates"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in BOOK 969, PAGE 486

A map showing the above described property is recorded in Plat Book 3 Page 25.

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 the 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: 2023 ad valorem taxes; easements, restrictions and rights-of-way of record, if any.

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

Mollie Shouse McLain fka Mollie S. Eller by:

James Eller, Jr. Agent AIF
James Eller, Jr. Agent/AIF

Michael Eller Agent AIF
Michael Eller, Agent/AIF

Avis S. Clark-Eller Agent AIF
Avis S. Clark-Eller, Agent/AIF

STATE OF North Carolina --- COUNTY OF Guilford

I, Rachael Wise, notary public do hereby certify that JAMES ELLER, JR., MICHAEL ELLER and AVIS S. CLARK-ELLER agents for MOLLIE SHOUSE MCLAIN fka MOLLIE S. ELLER, personally appeared before me this day, and being by me duly sworn, says that he/she executed the foregoing and annexed instrument for and in behalf of MOLLIE SHOUSE MCLAIN fka MOLLIE S. ELLER, and that his/her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the office of the Register of Deeds of FORSYTH County, North Carolina, and that this instrument was executed under and by virtue of the authority given by said instrument granting him/her power of attorney; that the said JAMES ELLER JR., MICHAEL ELLER and AVIS S. CLARK-ELLER acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said MOLLIE SHOUSE MCLAIN fka MOLLIE S. ELLER.

WITNESS my hand and official seal, this the 31st day of July, 2023.

Rachael Wise
NOTARY PUBLIC
COMMISSION EXPIRES: 9/1/2026

[notary seal/stamp]

Rachael Wise
NOTARY PUBLIC
Guilford County
North Carolina
My Commission Expires September 1, 2026

EXHIBIT "A"

BEING a lot located on the west side of Glenn Avenue, 200 feet Southwardly from Twenty-eighth Street, and being known and designated as Lot No. 15, in Block 20, as shown on the map of Bon Air Property, as recorded in Plat Book 3, Page 25, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more definite and particular description.