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FORSYTH COUNTY NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED

08/10/2023 02:20:43 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3767

PG: 3193 - 3194

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax:	\$NTC
Parcel ID:	6844-07-2039
Mail/Box to:	Grantee
Prepared by:	Isaacson Sheridan 804 Green Valley Road, Suite 200, Greensboro, NC 27408
Brief description for the Index:	2004 Milford Street, Winston-Salem, NC 27107

THIS SPECIAL WARRANTY DEED ("Deed") is made on the 10th day of August 2023, by and between:

GRANTOR	GRANTEE
Barry J. Truitt, married 3093 Demooney Road Atlanta, GA 30349	BTRU Investment Corporation, a Georgia corporation 3093 Demooney Road Atlanta, GA 30349

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows (the "Property"):

BEING KNOWN and designated as Lot Number 120 as shown on the Map of Allendale, recorded in Plat Book 2, Page 28, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book RE 3767, page 2937.

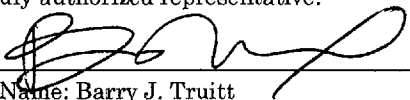
All or a portion of the Property ☐ includes or ☒ does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book 2, page 28.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor shall warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

- 1) The lien of ad valorem real estate taxes for the current year and subsequent years;
- 2) All easements, covenants, conditions, restrictions, instruments and other matters of public record;
- 3) All matters and conditions that would be disclosed by a current, accurate physical survey and/or inspection of the property; and
- 4) Zoning ordinances and other land use regulations affecting the property.

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina Special Warranty Deed, if an entity by its duly authorized representative.


Name: Barry J. Truitt

Entity Name

Name:

By: _____

Name:

Title:

Name:

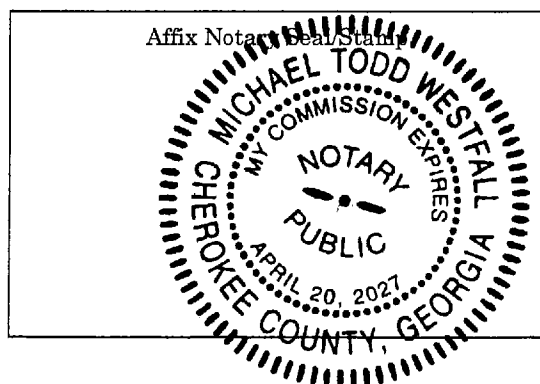
By: _____


Name:

Title:

STATE OF GA, COUNTY OF Cobb

I M. Todd Westfall, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 4 day of August 2023 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): Barry J. Truitt.




Notary Public (Official Signature)
My commission expires: _____