

2023031242 00067FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$30.00PRESENTED & RECORDED
09/12/2023 11:26:25 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3772
PG: 2249 - 2253**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$30.00

Parcel No.: 6826-84-1462.000

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

This instrument was prepared by: S.L. Cox Law, PC (Insured with Keystone Title)

Brief description for the Index: Parcel ID(s): 6826-84-1462.000

THIS DEED made this 12th day of September, 2023, by and between:

GRANTOR

Karen Green Conyers, a single woman and Eugene Edward Green and wife, Sharon Green and Yvonne Geanine Green, a single woman and Matthew Alexander Green
708 McLean Ave
Winston Salem, NC 27127

Property is is not primary residence of the grantor.**GRANTEE**

360visionbuilds, LLC
1541 Wharton Ave
Winston Salem, NC 27127

Property Conveyed:
2033 Cannon Avenue, Winston Salem, NC 27105

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:

Being all of Lot 31 plat of Wathanlon which is recorded in Plat Book 6 Page 207 in the office of Register of Deeds for Forsyth County, North Carolina, and to which reference is made for more particular description.

The property hereinabove described was acquired by Grantor, see **Book 626, Page 429**.

A Map showing the Property hereinabove described is recorded in **Plat Book 6, Page 207**.

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.

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.

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

Karen Green Conyers
Karen Green Conyers

STATE OF North Carolina

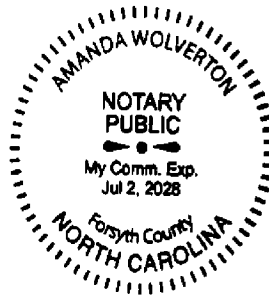
COUNTY OF Forsyth

I, Amanda Wolverton, a Notary Public, do hereby certify that Karen Green Conyers 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 31 day of August, 2023.

Amanda Wolverton
Printed Name: Amanda Wolverton

My Commission Expires: 7/2/28
#202319100344



Eugene Edward Green
Eugene Edward Green

Sharon Green
Sharon Green

STATE OF North Carolina

COUNTY OF Mecklenburg

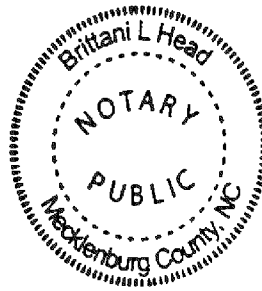
I, Brittani L Head, a Notary Public, do hereby certify that Eugene Edward Green and Sharon Green personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and (where an official seal is required by law) official seal.

This the 31st day of August, 2023.

Brittani L Head

Printed Name: Brittani L Head

My Commission Expires: November 11, 2025



Matthew Alexander Green
Matthew Alexander Green

STATE OF North Carolina

COUNTY OF Forsyth

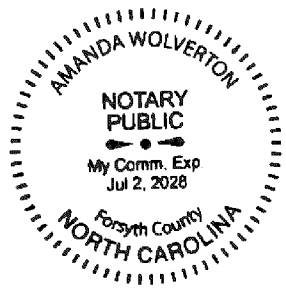
I, Amanda Wolverton, a Notary Public, do hereby certify that Matthew Alexander Green personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and (where an official seal is required by law) official seal.

This the 31 day of August, 2023.

Amanda Wolverton

Printed Name: Amanda Wolverton

My Commission Expires: 7-2-2028
#202319100344



Yvonne Geanine Green
Yvonne Geanine Green

STATE OF South Carolina

COUNTY OF Anderson

I, Lisa R Carr, a Notary Public, do hereby certify that Yvonne Geanine Green 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 30 day of August, 2023.

Lisa R Carr

Printed Name: Lisa R Carr

My Commission Expires: 03-28-2033

