

2023031562 00044

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$625.00

PRESENTED & RECORDED
09/14/2023 11:54:51 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST
BK: RE 3772
PG: 3910 - 3912

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: **\$625.00**

Parcel Identifier No. **6825-78-6306.000**

Mail after recording to: Grantee at address shown below

This instrument was prepared by: CLINT CALAWAY, A LICENSED NORTH CAROLINA ATTORNEY. DELINQUENT TAXES, IF ANY TO BE PAID BY CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT OF CLOSING PROCEEDS

ADDRESS: 380 KNOLLWOOD STREET, SUITE G, WINSTON-SALEM, NC 27103

THIS DEED made this 8th day of September, 2023 by and between

GRANTOR

JOHANNE MARY MITCHELL (WIDOW)
180 SIMS DRIVE, LEWISVILLE, NC 27023

GRANTEE

BLVCK MOON LLC, A NC LIMITED LIABILITY COMPANY
1435 TURFWOOD DRIVE, PFAFFTOWN, NC 27040
SUBJECT PROPERTY: 461 WEST END BLVD., WINSTON-SALEM, NC 27101

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 and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF FULLY SET FORTH.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3501, Page 4461, Forsyth County Registry.

The above described property ☐ does ☒ does not include the primary residence of the Grantor.

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 except for the exceptions hereinafter stated.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on the day and year first above written.

Johanne Mary Mitchell (SEAL)
JOHANNE MARY MITCHELL
 _____ (SEAL)

STATE OF NORTH CAROLINA – FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that they signed the foregoing document: **JOHANNE MARY MITCHELL (WIDOW)**. Witness my hand and official stamp or seal, this 8th day of September, 2023.

My Commission Expires:

6/8/24

Paul Stewart McGill
 Notary Public **PAUL STEWART MCGILL**
 Print Notary Name:

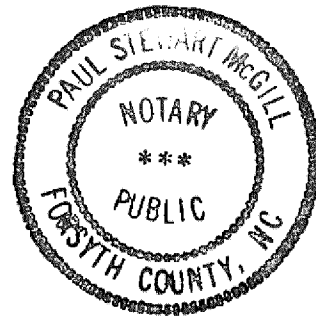


EXHIBIT A

Beginning at an iron stake on the north side of the West End Boulevard at the southwest corner of lot #75, running thence northwestwardly along line of lot 75, 123 feet to an iron stake on northwest corner of lot 75, thence southwestwardly along line of lot 74, 20 feet to an iron stake, Chatam's corner, thence southeastwardly along Chatam's line 123 feet or more to an iron stake on north side of West End Boulevard, thence northeastwardly along West End Boulevard 20 feet to an iron stake, the place of beginning, being a part of lot 74 on plat of Summit Street Extension, recorded in Plat Book #1, Page 52, in Register of Deeds' Office of Forsyth County, see Deed from B. B. Walker and wife, Mary F. Walker to Robert W. Miller and wife, Annie B. Miller recorded in Book 266, Page 253 Office of Register of Deeds of Forsyth County.

TOGETHER WITH the easement for access, ingress and egress to the property described above over the property known as 453 and 457 West End Boulevard as recorded in Book 3501, Page, 4394, Forsyth County Registry, reference to which is hereby made for a more particular description.