

2023033479 00046FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$180.00PRESENTED & RECORDED
09/29/2023 11:06:48 AM**LYNNE JOHNSON**
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3775
PG: 1144 - 1146**NORTH CAROLINA GENERAL WARRANTY DEED****Excise Tax:** \$180.00**Tax Parcel Number:** 6836-74-3920.000**This instrument was prepared by:** Henry D. Niblock, Jr., a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.**Return to:** Grantee**Mail Tax Bill to:** 1409 E Twenty Third Street, Winston-Salem, NC 27101**Property Address:** 1409 E Twenty Third Street, Winston-Salem, NC 27101**Brief description for the Index:** Lot 46, ParkviewTHIS DEED made this 27th day of September, 2023 by and between**GRANTOR**THE GRANDEUR HOME EXPERIENCE, LLC
a New York limited liability company11332 203rd Street
St. Albans, NY 11412**GRANTEE**

DEDRA LAJUAN CASH, a single person

1409 E Twenty Third Street
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 situated in the County of **FORSYTH** State of North Carolina and more particularly described as follows:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.

For back title reference, see the deeds recorded in Book 3631, Page 3403, Forsyth County Registry.

THIS IS _____ OR IS NOT X THE GRANTOR'S PRIMARY RESIDENCE

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: subject to valid and enforceable easements and restrictions of record, if any; and 2021 property taxes.

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

THE GRANDEUR HOME EXPERIENCE, LLC
a New York limited liability company

By: [Signature] (SEAL)
Richaun Little, Member/Manager

STATE OF NEW YORK

COUNTY OF Queens

I, DOREEN H. POWELL, a Notary Public of the County of Queens and State of New York, certify that Richaun Little, either being personally known to me or proven by satisfactory evidence (said evidence being Drivers License), who is the Member/Manager of The Grandeur Home Experience, LLC, a New York limited liability company, personally appeared before me this day and acknowledged that he is Member/Manager of The Grandeur Home Experience, LLC and that as Member/Manager being duly authorized to do so, voluntarily executed the foregoing instrument on behalf of said company for the purposes stated therein.

WITNESS my hand and notarial seal, this 27 day of September, 2023.

[Signature]

Notary Public
Printed Notary Name: DOREEN H. POWELL
My Commission Expires: 8.28.2024

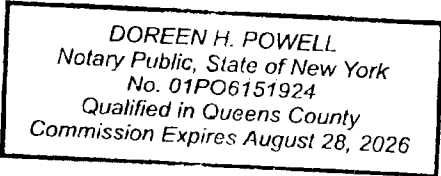


EXHIBIT "A"
PROPERTY DESCRIPTION

Being known and designated as all of Lot 46 as shown on the map of Parkview as recorded in Plat Book 8, Page 50 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which plat is hereby made for a more particular description.