

2023033628 00195

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$17.00

PRESENTED & RECORDED
09/29/2023 04:40:57 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3775
PG: 2101 - 2103

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$ 17

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No.

Mail after recording to: Grantee

This instrument prepared by Kenneth S. Lucas, Jr. a licensed North Carolina attorney; delinquent taxes if any, to be paid by the closing attorney to the Tax Collector upon disbursement of closing proceeds.

THIS DEED made this 28 day of September 2023 by and between

GRANTOR

Johnny Lee Austin, and spouse
Saundra Gorham

GRANTEE

Charm Cast Trust
1610 Dale Earnhardt Blvd
Kannapolis, NC 28083

Property address: 1409 Douglas Street, 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 and more particularly described as follows:

See attached description.

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

A map showing the above described property is recorded in Plat Book ____, Page ____, and referenced within this instrument.

The above described property 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.

Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

(ENTITY NAME)

Johnny Lee Austin (SEAL)
Johnny Lee Austin

By: _____
Title: _____

Sandra Gorham (SEAL)
Sandra Gorham

By: _____
Title: _____

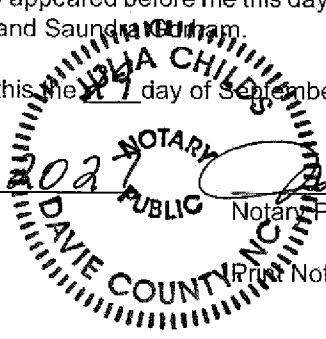
(SEAL)

State of NC; County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Johnny Lee Austin and Sandra Gorham.

Witness my hand and official stamp or seal, this the 17 day of September 2023.

My Commission Expires: Dec 1, 2027
Notary Public



Julia Childs
Notary Public
Print Notary Name: Julia Childs

Beginning at an iron stake in the east line of Douglas Avenue; thence Northwardly with the east line of Douglas Avenue 50 feet to an iron stake; thence Eastwardly 125.5 feet to an iron stake; thence Southwardly 50 feet to an iron stake; thence Westwardly 125 feet to the place of beginning, and being known and designated as lot No. 251, as shown on the plat of East Fourteenth Street Development, as recorded in Plat Book 2, page 32-A, Register of Deeds Office of Forsyth County, North Carolina.