

2023035418 00032

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$178.00

PRESENTED & RECORDED
 10/17/2023 11:16:33 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3777
PG: 2391 - 2394

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$178.00Parcel Identifier No. **6834-86-8922**

Mail/Box to: **BRADY & KOSOFSKY, PA**
 13925 Ballantyne Corporate Place
 Suite 400
 Charlotte, NC 28277-2600

*This instrument was prepared by **Brady & Kosofsky, PA, 13925 Ballantyne Corporate Pl. Ste 400 Charlotte, NC 28277**, a duly licensed North Carolina and South Carolina law firm. Delinquent taxes, if any will be paid by the closing attorney from the closing proceeds as shown on the settlement statement.*

File: 23193677Z

 Brief Description for Indexing: **Lot 39 & 40 of A. E. Holton Home Place Subdivision**

THIS DEED made this 16th day of October, 2023 by and between

GRANTOR	GRANTEE
<p style="text-align: center;"><i>Pactolus Group 2 LLC, a North Carolina Limited Liability Company</i></p> <p style="text-align: center;"><i>Mailing Address:</i> <i>1704 Elizabeth Ave Winston Salem, NC 27103</i></p>	<p style="text-align: center;"><i>Paladin Real Estate Group LLC, A Delaware Limited Liability Company</i></p> <p style="text-align: center;"><i>Property Address:</i> <i>2046 Urban Street, Winston Salem, NC 27107</i></p> <p style="text-align: center;"><i>Mailing Address:</i> <i>2301 E Riverside Dr A-100 Austin, TX 78741</i></p>

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.

Submitted electronically by "Blueprint Title - TN"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 City of **Winston Salem, Forsyth County**, North Carolina and more particularly described as follows:

See Attached **Exhibit "A"**

The property hereinabove described was acquired by Grantor by instrument recorded in Book: 3602 and Page: 3824.

A map showing the above described property is recorded in Plat Book 2 Page 9A.

All or a portion of the property herein conveyed includes or does not include primary residence of a 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 premise 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:

ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD, AD VALOREM TAXES FOR THE CURRENT YEAR WHICH MAY NOT BE DUE AND PAYABLE.

Title Insurance Company: Blueprint Title NC

[SIGNATURES TO FOLLOW]

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

Pactolus Group 2 LLC, a North Carolina Limited Liability Company

[Signature] (SEAL)
By: Alan Tripp
Its: Manager/Member

State of North Carolina
County of Forsyth

I, Marty J Campbell, a duly licensed Notary Public certify that Alan Tripp personally came before me this day and acknowledged that he/she is Manager/Member of Pactolus Group 2 LLC, a North Carolina Limited Liability Company, a Limited Liability Company, and that he/she, as Manager/Member, being authorized to do so, executed the foregoing on behalf of the entity.

Witness my hand and official seal this 10th day of October, 2023.

[Signature]
Official Signature of Notary

(Official Seal)

Marty J Campbell, Notary Public
Notary's printed or typed name
My commission expires: 06/24/2025

Marty J Campbell
NOTARY PUBLIC
Guilford County
North Carolina
My Commission Expires June 24, 2025

Exhibit "A"

BEING KNOWN AND DESIGNATED as Lots Numbers 39 and 40, as shown on the plat of the property known as the A. E. Holton Home Place, as recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 2, Page 9A, to which reference for a more particular description.

Being a portion of the same property conveyed from Micol Morgan Parsons, a widow to Pactolus Group 2, LLC, a North Carolina Limited Liability Company by North Carolina General Warranty Deed dated April 16, 2021 and recorded on April 19, 2021 as Instrument No. 2021019874 in Book RE 3602, Page 3824 in the Forsyth County Register of Deeds

Property Address: 2046 Urban Street, Winston Salem, NC 27107

PIN #: 6834-86-8922