

2023040660 00120FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$278.00PRESENTED & RECORDED
11/30/2023 01:44:58 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3783
PG: 3459 - 3461**NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: 5278Parcel Identifier No.: 6846-12-6126.000 Verified By: _____ County on the _____ day of _____, 20__

By: _____

Mail/Box to: Grantee:This instrument was prepared by: Jason Goins, Attorney-at-Law, 2212 Eastchester Dr., Suite #-1, High Point, NC 27265Brief description for the Index: Lot 259, East Fourteenth Street Development CompanyTHIS DEED made this 30 day of November, 2023, by and between

GRANTOR	GRANTEE
VICTORIZ, INC., a California Corporation Address:	Isaiah Davis, Jr. And spouse, Diane Davis Property Address: 1420 Emerald Street Winston-Salem NC 27105

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.q. corporation or partnership.

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**, _____ Township, **Forsyth** County, North Carolina and more particularly described as follows:**See Exhibit "A" attached hereto and incorporated herein by reference.**

The property herein above described was acquired by Grantor by instrument recorded in Book 3337, Page 4214.

A map showing the above-described property is recorded in Plat Book 2, Page 32A.

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:

**Any easements, restrictions, or rights of way of record.
2023 ad valorem taxes.**

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

VICTORIZ, INC.:

[Signature] (SEAL)

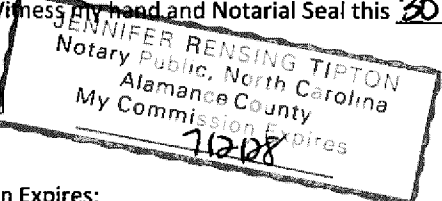
Print Name: YOUSHENG HU

Print Title: President

STATE OF NORTH CAROLINA, COUNTY OF Guilford

I, the undersigned, a Notary Public of the state of North Carolina and county of Alamance, certify that Yousheng Hu personally appeared before me this day and acknowledged that (s)he is President of VICTORIZ, INC., a California Corporation, and that (s)he, in that capacity, being authorized to do so, executed the foregoing instrument. Witness my hand and Notarial Seal this 30 day of November, 2023.

[NOTARY SEAL]



[Signature]
Print Name: Jennifer Rensing Tipton

My Commission Expires: 7/2/28

EXHIBIT A

Lying and being in Forsyth County, North Carolina, and being more particularly described as follows:

BEING KNOWN AND DESIGNATED AS LOT 259 AS SHOWN ON MAP OF EAST FOURTEENTH STREET DEVELOPMENT COMPANY AS RECORDED IN PLAT BOOK 2, PAGE 32A, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA.

Property Address: 1420 Emerald Street, Winston-Salem NC 27105

Parcel number: 6846-12-6126.000