

2023041034 00097

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$230.00

PRESENTED & RECORDED
 12/04/2023 03:36:25 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3784
PG: 1053 - 1055

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$230.00

Parcel Identifier No.: 6826-85-5268 (Block 1450, Lot 112)

Return after recording to: Kangur & Porter, LLP, 2150 Country Club Road, Suite 160, Winston-Salem, NC 27104

Mail tax bills to Grantee: 8456A Haw River Road, Oak Ridge, NC 27310

This instrument was prepared by: T. Thomas Kangur, Jr., a licensed North Carolina attorney. Delinquent taxes, if any to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: remaining parcel of Lot 113, Map of Alta Vista

THIS DEED made this 1 day of December, 2023 by and between,

GRANTOR	GRANTEE
LARRY J. HARVEY (unmarried) Mailing Address: 2776 Reynolds Park Road, Winston-Salem, NC 27107	V-6 ENTERPRISES, LLC a North Carolina limited liability company Mailing Address: 8456A Haw River Road, Oak Ridge, NC 27310

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

See Exhibit A attached hereto and incorporated herein by reference.

Property Address: 543 W. 24 ½ Street, Winston-Salem, NC 27105

The property does include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 2615, Page 2600, Forsyth County Registry. A map showing the above-described property is recorded in Plat Book 4, Page 208.

Submitted electronically by "Kangur & Porter, LLP"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

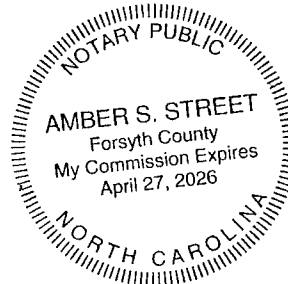
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Larry J. Harvey (SEAL)
Larry J. Harvey

State of North Carolina, County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Larry J. Harvey**

Date: 12-1-2023



Amber S. Street
Notary Public

Amber S. Street
printed or typed name of notary public

My Commission Expires: Apr 27, 2026

Exhibit A

TRACT 1:

Lying and being on the north side of 24 ½ Street, beginning at a stake, the southwest corner of Lot 113, running thence northwardly, along the west line of Lot 113, 90 feet to a stake, southeast corner of Lot 128, thence westwardly, along the south line of lot 128, 50 feet to a stake, the northeast corner of Lot 111, thence southwardly, along the east line of Lot 111, 90 feet to a stake in the north line of 24 ½ Street, thence eastwardly 50 feet to the stake and place of beginning, being known and designated as Lot No. 112, as shown on the map of Alta Vista, as recorded in the Register of Deeds Office, Forsyth County, North Carolina, in Plat Book 4, page 208. See Deed Book 490, page 167, and Deed Book 507, page 178.

TRACT 2:

BEGINNING at a point, an iron stake in the north right-of-way line of 24 ½ Street, said point being North 85 degrees 59 minutes East, 200.0 feet from the northeast intersection of Thurmond Street and 24 ½ Street; running thence along the east line of Lot No. 112, Alta Vista Map, recorded in Plat Book 4, Page 208, Forsyth County Register of Deeds Office, North 04 degrees 10 minutes West, 90.0 feet to an iron stake, the southeast corner of Lot No. 128, Alta Vista Map. Thence along the south line of Lot No. 127, Alta Vista Map, North 85 degrees 59 minutes East, 37.84 feet to a point in the west right-of-way line of North Marshall Street; thence along the west line of said Marshall Street, South 00 degrees 10 minutes East, 90.20 feet to a point, an iron stake, located 1.60 feet west of a one foot concrete retaining wall; thence along the north line of 24 ½ Street South 85 degrees 59 minutes West, 31.55 feet to an iron stake, the southeast corner of said Lot No. 112, the place of beginning. Containing 3,431.0 square feet more or less.

Being known and designated as the remaining parcel of Lot No. 113, Map of Alta Vista, recorded in Plat Book 4, Page 208, Forsyth County Register of Deeds Office, also being known as the west parcel of Lot 113, Block 1450, Forsyth County Tax Map. No right of egress or ingress to or from Marshall Street Extension shall be granted.

Reserved from the above described is a permanent utilities easement that is 10.0 feet in width and extends from the south line of Lot No. 127 mentioned above, to the north line of 24 ½ Street, adjoining the west right-of-way line of North Marshall Street.

Tax Parcel Number: 6826-85-5268 (Block 1450, Lot 112)

Property Address: 543 W. 24 ½ Street, Winston-Salem, NC 27105