

2023041099 00034FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$78.00

PRESENTED & RECORDED

12/05/2023 10:50:56 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3784

PG: 1358 - 1361

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$78.00

Parcel Identifier No. 6836-83-2101.000

Verified by _____ County on the ____ day of _____, 20__

By:

Mail to: Atlas Orange, 109 East Mountain Street – Suite D, Kernersville, NC 27284

This instrument prepared by: Joseph Orenstein, a licensed North Carolina attorney, for Atlas Orange

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: Lot 7, Eunice Burrell Prop, PB 13 PG 16

THIS DEED made the 30 day of Nov, 2023, by and between

GRANTOR	GRANTEE
Herman McKinnie (unmarried)	Legacy Capital Investment Group Inc, a Delaware Corporation
Grantor Address: <u>1709 North Jackson Avenue</u> <u>Winston-Salem, NC 27105</u>	Property Address: 1709 North Jackson Avenue 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 situated in Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated by reference.

The property herein described [] is or [] is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 3776, Page 1617, Forsyth County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto

submitted electronically by "Orenstein Law PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 easements, rights of way, and other restrictions of record.

(signatures to follow)

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

Herman McKinnie (SEAL)
Herman McKinnie

STATE OF NC
COUNTY OF Guilford

I, the undersigned Notary Public, do hereby certify that Herman McKinnie personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 30 day of November, 2023.

Lane Nickles

Lane Nickles Notary Public

My commission expires: 06-28-26

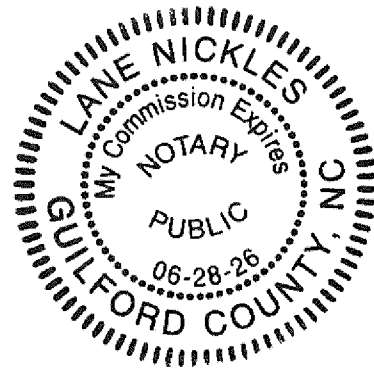


Exhibit "A"

**Property of Legacy Capital Investment Group Inc., a Delaware Corporation
1709 North Jackson Avenue**

BEING known and designated as Lot Number 7 as shown on the Map of the Property of Miss Eunice Burrell as recorded in Plat Book 13, page 16, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The subject property is the same as that property described in Deed Book 3776, Page 1617, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6836-83-2101.000 on the Forsyth County Tax Maps.