

2023041117 00052

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$144.00

PRESENTED & RECORDED
 12/05/2023 12:11:03 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3784

PG: 1412 - 1415

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$144.00

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 4 day of December, 2023, by and between

GRANTOR	GRANTEE
<p>Legacy Capital Investment Group Inc., a Delaware Corporation</p> <p>Grantor Address:</p>	<p>Merlin's Brothers LLC, a North Carolina Limited Liability Company</p> <p>Property Address: 1709 North Jackson Avenue Winston-Salem, NC 27105</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.

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 _____, Page _____, Forsyth County Registry.

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.

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 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.

Legacy Capital Investment Group Inc., a Delaware Corporation

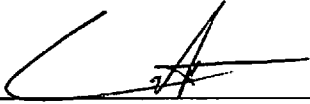
By: _____ (SEAL)

Chase Taylor, Manager

STATE OF NC
COUNTY OF Guilford

I, Lane Nickles, a Notary Public, certify that Chase Taylor, Manager of Legacy Capital Investment Group Inc. personally came before me this day and acknowledged that he/she is Manager of Legacy Capital Investment Group Inc., a Corporation, and that he/she, as Manager, being authorized to do so, executed the foregoing on behalf of the Corporation.

Witness my hand and official seal this 4 day of December, 2023.



Official Signature of Notary

Printed or typed name of Notary Lane Nickles

My Commission Expires: 06-28-26

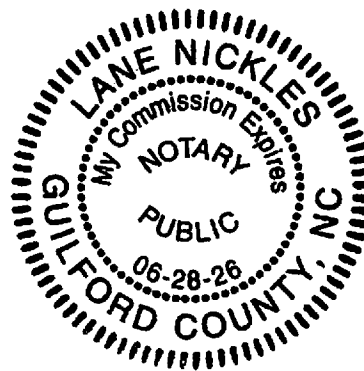


Exhibit "A"

**Property of Merlin's Brothers LLC, a North Carolina Limited Liability Company
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 designated as Tax Parcel Identifier Number 6836-83-2101.000 on the Forsyth County Tax Maps.