

2023041513 00135

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$950.00

PRESENTED & RECORDED
12/07/2023 04:54:35 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3784

PG: 3750 - 3752

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$950.00

Parcel Identifier No.: 5896-77-0731.000

Mail after recording to: Grantee @ 2040 Storm Canyon Road, Winston-Salem, NC 27106

This instrument was prepared by John R. Combs, a licensed North Carolina attorney, without benefit of a title examination. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

THIS DEED made this 15th day of November 2023 by and between

GRANTOR

Dream Builders WS Construction, LLC
a North Carolina limited liability company
8603 N. NC Hwy 150, Ste. D
Clemmons, NC 27012

GRANTEE

Constance Ruth Cunningham
2040 Storm Canyon Road
Winston-Salem, NC 27106

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 Grantees in fee simple, all that certain lot or parcel of land and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot No. 7 as set out on the Plat of " WHISPERING WINDS" as recorded in Plat Book 53, Page 120 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

All or a portion of the property described hereinabove was acquired by Grantor by instrument recorded in Book 3683, Page 1536, Forsyth County Registry.

A map showing the above-described property is recorded in Plat Book 53, Page 120, and referenced within this instrument.

The above-described property ☐ does ☒ does not include the primary residence of the 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.

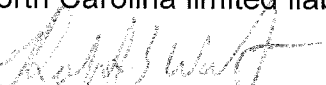
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Rights of way, easements and any and all restrictions of record and current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal as of the day and year first above written.

DREAM BUILDERS WS CONSTRUCTION, LLC
a North Carolina limited liability company

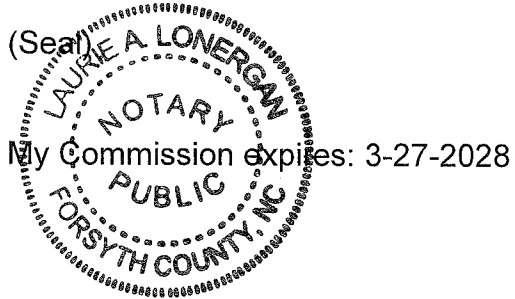
By: 
Robert S. Wooten, Managing Member

By: 
Thomas E. Hedrick, Jr., Managing Member

NORTH CAROLINA - FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document: Robert S. Wooten & Thomas E. Hedrick, Jr., Managing Members of Dream Builders WS Construction, a North Carolina limited liability company.

Witness my hand and official stamp or seal, this the 15th day of November 2023.



Notary Public Laurie A. Lonergan
Printed Notary name: Laurie A. Lonergan