

2023042079 00087
 FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$396.00
 PRESENTED & RECORDED
 12/13/2023 01:21:26 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3785
PG: 2019 - 2021

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$396.00

Parcel Identifier No. 6836-82-3298 Verified by Forsyth County on the ___ day of _____, 2023

By: _____

Mail/Box to: Allman Spry – Box 8

This instrument was prepared by: Cole A. Middleton, Esq., a licensed North Carolina Attorney. Delinquent taxes, if any, shall be paid by the closing Attorney to the County Tax Collector upon disbursement of closing proceeds.

Brief description for the Index: 1629 E Fourteenth Street

Property Address: 1629 E Fourteenth Street, Winston-Salem, NC 27105

THIS DEED made this 13th day of December 2023, by and between

GRANTOR	GRANTEE
HABITAT FOR HUMANITY OF FORSYTH COUNTY, INC. 1023 W. 14 th Street Winston-Salem, North Carolina 27105	DIONTE LAMONT EPPS and DENISE EBONY FORD-EPPS (husband and wife) 1629 E. Fourteenth Street, 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 the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

See **EXHIBIT A** attached hereto and incorporated herein by reference.

The property conveyed herein does not include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3713, Page 2293, Forsyth County Registry.

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.

Submitted electronically by Allman Spry Davis Leggett & Crumpler, P.A. in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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:

Easements, rights-of-way, and covenants and restrictions of record, if any, all matters which would be shown by a current, accurate survey or physical inspection of the Property, and real property taxes and assessments for 2023 and subsequent years.

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

HABITAT FOR HUMANITY OF FORSYTH COUNTY, INC.

By: George Redd IV
Print/Type Name: George Redd, IV
Title: CEO/Executive Director

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that George Redd IV personally came before me this day and acknowledged that he/she is the CEO/Executive Director of Habitat for Humanity of Forsyth County, Inc., a North Carolina nonprofit corporation, and that by authority duly given and as the act of such entity, he/she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 15th day of December, 2023.

My Commission Expires: 10 23 24
(Affix Seal)

Lisa Earl-Williams Notary Public
Notary's Printed or Typed Name

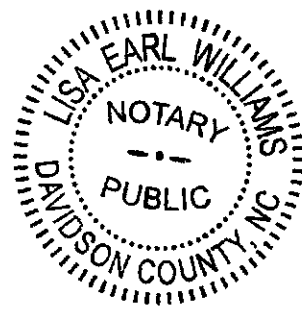


EXHIBIT A
(Property Description)

ALL that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

BEGINNING at a stake at the Northwest intersection of 14th Street and Hattie Avenue and extending along the West line of Hattie Avenue northwardly 92 feet to a new stake; thence South 78 degrees 40 minutes West 82 ½ feet to a stake in the old line dividing Lots 112 and 113; thence South 0 degrees 20 minutes East 92 feet to a stake in the North margin of East 14th Street; thence with the north margin of East 14th Street Eastwardly 78 feet to a stake, the point of Beginning. This being the Southern portion of Lots 113 and 114 in Block 453 as shown on the Forsyth County Tax Maps, both of which Lots were conveyed to Kate Williams for life with remainder to Goler Williams and John Williams by W.H. Goler by Deed dated April 6, 1937 and recorded in Book 411, Page 40, See Deed Book 704, Page 284.

Property Address: 1629 East 14th Street, Winston-Salem, NC 27105-6734

Tax Block: 0453/ Lots: 113A & 114A

Parcel Identifier No: 6836-82-3298