

2023043358 00029

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$232.00

PRESENTED & RECORDED
 12/27/2023 08:54:05 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: TIMOTHY R WILLIAMS, ASST
BK: RE 3786
PG: 4303 - 4304

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$232.00

Parcel Identifier No. 6809-90-7712.000 Verified by _____ County on the _____ day of _____, 20____
 By: _____

Mail/Box to: Grantee: 1406 W Friendly Ave Unit 1, Greensboro, NC 27403

This instrument was prepared by: Donato Law, PC, 2016-A New Garden Road, Greensboro, NC 27410

Brief description for the Index: LOT 198/199/200/201, Bethania Heights

THIS DEED made this 14th day of December, 2023, by and between

GRANTOR

Minnie S. Frazier unmarried
 Forwarding Address:
 PO Box 11304
 Winston-Salem, NC 27116

GRANTEE

f2 Homes LLC
 a Nevada Limited Liability Company
 Property Address:
 3425 Hartford Street
 Winston-Salem, NC 27106

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of Winston-Salem, Winston-Salem Township, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOW AND DESIGNATED as Lot Numbers 198, 199, 200, 201 as shown on the Map of BETHANIA HEIGHTS, recorded in Plat Book 9 at Pages 107 & 108 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.

Submitted electronically by "Donato Law, PC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1213 page 688.
All or a portion of the property herein conveyed X includes or does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 9 page 107&108.

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:

All easements, rights-of-way, and restrictions of record or visible upon the described property, and to ad valorem taxes for the current year.

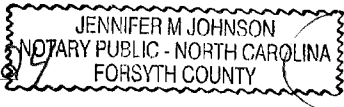
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name) Minnie S. Frazier (SEAL)
Print/Type Name: Minnie S. Frazier

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

State of North Carolina - County or City of Forsyth
I, the undersigned Notary Public of the County or City of Forsyth and State aforesaid, certify that
Minnie S. Frazier unmarried personally appeared before me this day and acknowledged the
due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 14th day of
December, 2023
My Commission Expires: 11-9-2024  Notary Public
(Affix Seal) Notary's Printed or Typed Name Jennifer M. Johnson

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that
_____ personally appeared before me this day and acknowledged the
due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of
_____, 20____.

My Commission Expires: _____ Notary Public
(Affix Seal) Notary's Printed or Typed Name _____

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that
_____ personally came before me this day and acknowledged that
he is the _____ of _____, a North Carolina or
_____ corporation/limited liability company/general partnership/limited partnership (strike through the
inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its
behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____ Notary Public
(Affix Seal) Notary's Printed or Typed Name _____