

2024000800 00094

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$80.00

PRESENTED & RECORDED
 01/09/2024 03:17:32 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3788
PG: 2547 - 2549

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$80

Parcel Identifier No. 6835-71-1089.000 Verified by _____ County on the ____ day of _____, _____
 By: _____

This instrument prepared by: Steven Foskett, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Mail/Box to: Grantee

Brief description for the Index:

THIS DEED made this 4 day of January, 2024 by and between

GRANTOR	GRANTEE
GHOLSON LLC, A FLORIDA LIMITED LIABILITY COMPANY 669 SCOTTEN AVE SW PALM BAY, FL 32908	SIMPLE SOLUTIONS RE LLC, A DELAWARE LIMITED LIABILITY COMPANY 5856 OLD OAK RIDGE RD NO 1103 GREENSBORO, NC 27410

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 ATTACHED EXHIBIT A

Property Address: 1325 Gholson Ave Winston Salem, NC 27107

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3672 Page 524

All or a portion of the property herein conveyed _____ includes or x does not include the primary residence of a Grantor.

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

A map showing the above described property is recorded in Plat Book 4 page 177

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.

THIS DEED IS GIVEN TO RESOLVE AND WIND UP THE AFFAIRS OF GHOLSON LLC, A FLORIDA LIMITED LIABILITY COMPANY

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: Title to the property hereinabove described is hereby conveyed subject to all valid and subsisting restrictions, reservations, covenants, conditions, rights of ways and easements properly of record, if any, and current year ad valorem taxes.

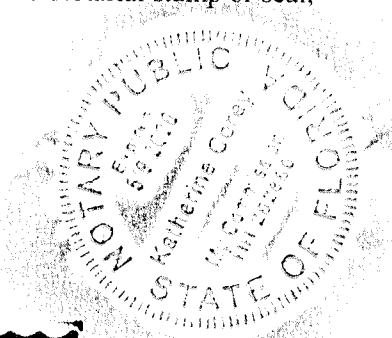
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

GHOLSON LLC
[Signature] (SEAL)
John Vernon Member Manager

STATE OF Florida
COUNTY OF Brevard

I, the undersigned Notary Public of the County of Brevard and State aforesaid, certify that John Vernon personally came before me this day and acknowledged that ~~he~~ ^{she} is the ~~President~~ ^{Member Manager} of Gholson LLC, a Florida Limited Liability Company, 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 4th day of January, 2024.

Katherine Corey
Notary Public
Print Name: Katherine Corey



My Commission Expires: 5/9/2026



EXHIBIT A

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATED IN THE WINSTON TOWNSHIP, FORSYTH COUNTY, NORTH CAROLINA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING KNOWN AND DESIGNATED AS LOT NO. 142, GHOLSON STREET, COLUMBIA HEIGHTS EXTENSION, A SUBDIVISION, AS SHOWN BY MAP OR PLAT DULY RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, IN PLAT BOOK 4, PAGE 177, TO WHICH MAP REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

ALSO KNOWN AS TAX BLOCK 1411, LOT 142.

The derivation of same being:

Being the same property acquired by deed at Liber/Book 2420, Folio/Page 0098 dated 11/4/2003, and recorded 11/5/2003 from BUD'S AUTO SALES & RENTAL, INC. to CHAD DUANE MIDDLETON AND CARSON TODD MIDDLETON.

Tax Parcel ID: 6835711089000