

2024001539 00021

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$304.00

PRESENTED & RECORDED
 01/18/2024 10:52:55 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3789
PG: 1975 - 1977

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$304.00

Parcel Identifier No.: 6823-02-8387.000

Mail after recording to: Grantee(s)

This instrument was prepared by: Stegall & Clifford, PLLC, 445 Dolley Madison Road, Suite 102, Greensboro, NC 27410

Brief Description from the Index: Lot 22, Fairview Estates

THIS DEED made this 10 day of January, 2024, by and between**GRANTOR**

Michael William Caudle, Executor of the Estate of Nancy C. Caudle Pursuant to a Power of Sale Clause Found in the Will of Nancy C. Caudle(23 E 1834)

Mailing Address: 2614 Freedom Lane
 Copperas Cove, TX 76522

GRANTEE

G.A.S.S. Properties, LLC, a Limited Liability Company

Property Address: 1670 Fairview Boulevard, Winston-Salem, NC 27127

Mailing Address: 6050 Tumbleweed Trail
 Winston-Salem, NC 27103

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 Winston-Salem, City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

Is the property the primary residence of the Grantors? **No**

The property herein described was acquired by Grantor by instrument recorded in Book 1135, Page 699, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 17, Page 122, and referenced within this instrument.

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:

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 hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

Estate of Nancy C. Caudle

By: Michael William Caudle
Michael William Caudle, Executor

STATE OF NC
COUNTY OF Davidson

I, Kermit Robinson, Notary Public, do hereby certify that Michael William Caudle, Executor of Estate of Nancy C. Caudle personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 10 day of January, 2024.

Kermit Robinson
Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 10/11/26

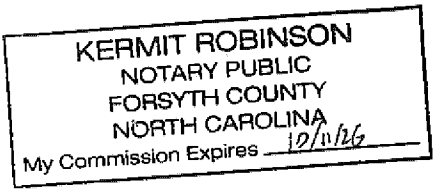


Exhibit "A"

BEING known and designated as Lot Number 22 as shown on the Map of Fairview Estates, Section Number Two as recorded in Plat Book 17, page 122, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Parcel ID # 6823-02-8387.000

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