

2024001931 00121FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$120.00

PRESENTED & RECORDED

01/22/2024 03:10:56 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3789

PG: 3701 - 3706

This instrument prepared by: Sarah I. Young, 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.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$120.00

Parcel Identifier No.: 6844-26-8904.000

Mail after recording to: GRANTEE

This instrument was prepared by: Sarah Young / Law Office of Sarah Young, PLLC,
3540 Clemmons Rd, Suite 127, Clemmons, NC 27012

Brief Description from the Index: L8 Block 1806, PB3, Page11

THIS DEED made this 12th day of January, 2024, by and between

GRANTOR

Timothy Lee Levan, individually as Administrator of the Estate of Steve Allen Levan, and spouse, Vickie Sue Levan, Rebecca Jarvis, a widow, and Johnny Mack Levan, a single man

131 Jones Trail
Madison, NC 27025

GRANTEE

Tekton, LLC, a North Carolina Limited Liability Company

6255 Towncenter Dr, Suite 681
Clemmons, NC 27012

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

See Exhibit "A" Attached Hereto and Incorporated by Reference.

Steve Allen Levan died intestate on or about 2/21/2023, in Forsyth County. Timothy Lee Levan was appointed Administrator of the Estate of Steve Allen Levan on May 12, 2023, File No. 23 E 766 (Forsyth County). Timothy Lee Levan, Rebecca Jarvis, and Johnny Mack Levan are the sole heirs at law. A Notice to Creditors was first published on 11/9/2023. There are sufficient assets to pay debts, claims and costs of administration.

The property herein described is or is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 2940, Page 2935, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 3, Page 11, and referenced within this instrument.

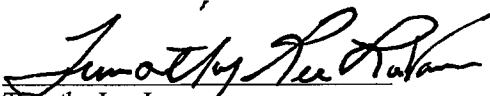
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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:

Power, telephone and utility easements found of record or on ground appearing.

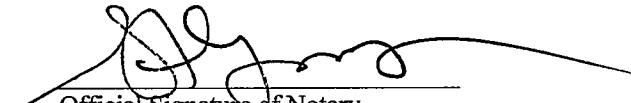
IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.


Timothy Lee Levan

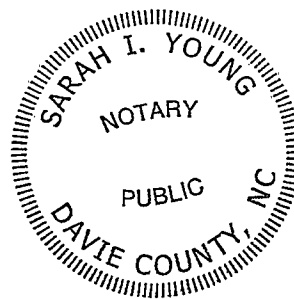
STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I, Sarah I. Young, Notary Public, do hereby certify that Timothy Lee Levan personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 12th day of January, 2024.


Official Signature of Notary
Printed name of Notary: Sarah I. Young

My Commission Expires: 3/12/2028



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.

Vickie Sue Levan
Vickie Sue Levan

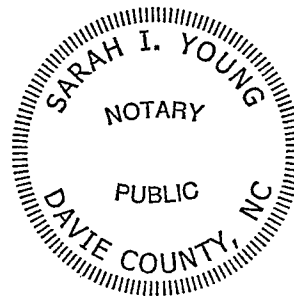
STATE OF NORTH CAROLINA
COUNTY OF Forsyth

I, Sarah I. Young, Notary Public, do hereby certify that Vickie Sue Levan personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 16th day of January, 2024.

[Signature]
Official Signature of Notary
Printed name of Notary: Sarah I. Young

My Commission Expires: 3/12/2028



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.

Rebecca Jarvis
Rebecca Jarvis

STATE OF NORTH CAROLINA
COUNTY OF Brunswick

I, Pamela G Ferguson Notary Public, do hereby certify that Rebecca Jarvis personally appeared before me this 11 day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 11 day of January, 2024.

Pamela G Ferguson
Official Signature of Notary
Printed name of Notary: Pamela G Ferguson
My Commission Expires: 7-16-2024

PAMELA G FERGUSON
Notary Public
Brunswick Co., North Carolina
My Commission Expires July 16, 2024

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.

Johnny Mack Levan
Johnny Mack Levan

STATE OF NORTH CAROLINA
COUNTY OF Davie

I, Marie C. Ellis, Notary Public, do hereby certify that Johnny Mack Levan personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

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

Marie C. Ellis
Official Signature of Notary
Printed name of Notary: Marie C. Ellis

My Commission Expires: Nov. 14, 2024

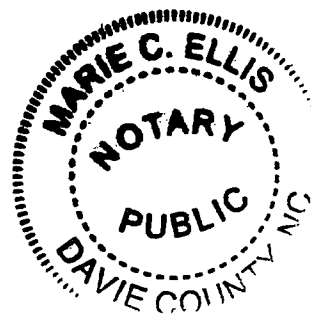


Exhibit "A"

BEING located on Verdun Street, and being Lot No. 8 on the map of C.F. NISSEN ESTATE Property as shown on map recorded in Plat Book 3, Page 11, in the Office of the Register of Deeds of Forsyth County, North Carolina. Being also known as Lot No. 8 in Block 1806, Winston-Township, on the Forsyth County Tax Map.

Tax Parcel Number: 6844-26-8904.000

Property Address: 1431 Verdun Street, Winston-Salem, NC 27107