

2024003755 00055
FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$41.00
PRESENTED & RECORDED
02/07/2024 01:05:45 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3792
PG: 240 - 241

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$41.00

Parcel Identifier No. 6834-80-7709 Verified by _____ County on the ____ day of _____, 20__
By: _____

Mail/Box to: The Law Offices of Brent F. King, PLLC, 17505 W. Catawba Avenue, Suite 180, Cornelius, NC 28031

This instrument was prepared by: The Law Offices of Brent F. King, PLLC, 17505 W. Catawba Avenue, Suite 180, Cornelius, NC 28031

Brief description for the Index: Lots 41 and 42 Block B

THIS DEED made this ____ day of _____, 20 __, by and between

GRANTOR	GRANTEE
Brenda Kay Cook, unmarried by will of Lottie Surphin - 23E454 Yadkin Co. 5700 Cook Rd Jonesville, NC 28642	Elevated Investment Group, LLC 200 E. Cama St. Apt 379 Charlotte. NC 28217

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 City, Forsyth County, North Carolina and more particularly described as follows:

BEING known and designated as Lot 41 & 42 in Block B of the E.B. Cassel Farm, map of which is recorded in Plat Book 3, Page 84 in the Office of the Register of Deeds of Forsyth County, NC.

Property Address: **824 Barney Ave., Winston-Salem, NC 27107**
Parcel ID: **6834-80-7709**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2411 Page 3730.

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

A map showing the above described property is recorded in Book 3 Page 84.

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:

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

Brenda Kay Cook by will of Lottie Sutphin - 23E454 Yadkin Co. Brenda Kay Cook (SEAL)
(Entity Name) Print/Type Name: _____

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

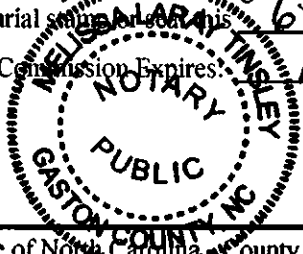
By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

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

State of N.C. - County of Yadkin

I, the undersigned Notary Public of the County and State aforesaid, certify that Brenda Kay Cook, 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 6th day of February, 2024.

My Commission Expires: 12/12/2028 Melissa Lalay Traylor
Melissa Lalay Traylor Notary Public



State of North Carolina - County of Mecklenburg

I, the undersigned Notary Public of the County and State aforesaid, certify that _____, personally appeared before me this day and acknowledged that he/she is the _____ of _____, 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 _____ day of _____, 20_____.

My Commission Expires: _____, Notary Public

State of _____ - County of _____
I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20_____.

My Commission Expires: _____, Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By: _____ Register of Deeds for _____ County
Deputy/Assistant - Register of Deeds