

2024003913 00071FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$220.00

PRESENTED & RECORDED

02/08/2024 01:20:25 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3792

PG: 1054 - 1055

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$220.00

Parcel Identifier No. 6844-32-8733 Verified by _____ County on the ____ day of _____, 20____
By: _____Mail/Box to: The Law Offices of Brent F. King, PLLC, 264 Latitude Lane, Ste 102, Lake Wylie, SC 29710This instrument was prepared by: The Law Offices of Brent F. King, PLLC, 264 Latitude Lane, Ste 102, Lake Wylie, SC 29710Brief description for the Index: Lots 18 through 26THIS DEED made this 2nd day of February, 2024, by and between

| GRANTOR | GRANTEE |
|--|---|
| Diletta Stewart aka Diletta Mouzon and Mitchel Stewart, a married couple 5664 Fairway Forest Dr Winston Salem, NC 27105 | Passive Holdings, LLC, a North Carolina Limited Liability Company 10122 S. Redwood Road South Jordan, UT 84095 |

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

BEING KNOWN AND DESIGNATED as Lot No. 8 as shown on the map of Re-subdivision of Lots Nos. 18 through 26, Property of Lewis Long as recorded in Plat Book 18, Page 18 in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which is hereby made for a more particular description. Also being known and designated as Block 1846, Lot 8B, Forsyth County Tax Maps.**Property Address: 2617 Lewis Street, Winston Salem, NC 27107****Parcel ID: 6844-32-8733**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2918 Page 2952.

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

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

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.

(Entity Name) Diletta Stewart (SEAL)
Print/Type Name: Diletta Stewart

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

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

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

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that Diletta Stewart and Mitchel Stewart 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 2nd day of February, 2024.

My Commission Expires: April 2, 2024

Cheryl Parker Mouzon Notary Public

