

2024005076 00062

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$310.00

PRESENTED & RECORDED
02/20/2024 12:53:47 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3793
PG: 2503 - 2505

Excise Tax: \$ 310.00
REID: 5896-76-0288.000
After recording to: Grantee

Recording Time, Book and Page

This instrument was prepared by: Stephen D. Lowry, 8358-104 Six Forks Rd., Raleigh, NC 27615

Brief Description for the index: **Lots 57, 58, and 59, Sunshine Development**

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made the 16 day of February, 2024 by and between

GRANTOR	GRANTEE
<p>Selena Denise Nixon, unmarried Annette Nixon Amory, and spouse, David Amory</p> <p>c/o Annette Nixon Amory, 1310 Iris Drive, #1123, Charlotte, NC 28205</p>	<p>Green Street Home Buyers, LLC</p> <p><u>Property Address:</u> 5197 Fleetwood Cir. Winston-Salem, NC 27106</p> <p><u>Mailing Address:</u> 555 S Mangum St #100 Durham, NC 27701</p>
<p><input type="checkbox"/> If Checked, the property subject to conveyance includes the primary residence of at least one of the Grantors, otherwise, note as N/A, (per NC GS105-317.2)</p>	

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.

WHEREAS, Selena Denise Nixon and Annette Nixon Amory were the heirs of Bonita C. Nixon, deceased, and were bequeathed the property described herein by that Will probated in File No. 23-E-1709, Forsyth County Superior Court, Estates Division);

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

Being all of Lots 57, 58, and 59, Sunshine Development, as shown on a map thereof recorded in Plat Book 4, page 176 (1-2), Forsyth County Registry..

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

submitted electronically by "Lowry & Assoc"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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:

1. Subject to ad valorem taxes for the year 2024 and all subsequent years.
2. Subject to all easements, agreements, and rights of way of record.
3. Subject to restrictions of record, Forsyth County Registry.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

Selena Denise Nixon
Selena Denise Nixon

STATE OF Virginia
COUNTY OF Christiansburg

I, a Notary Public, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing instrument: **Selena Denise Nixon**

WITNESS my hand and official stamp or seal, this the 16th day of February, 2024.

[AFFIX NOTARIAL SEAL]

Cameron Baird
Notary Public

My Commission expires: 06/30/2026



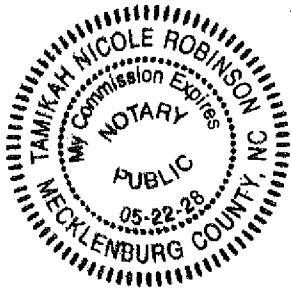
Annette Nixon Amory
Annette Nixon Amory

David Amory
David Amory

STATE OF North Carolina
COUNTY OF Mecklenburg

I, a Notary Public, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing instrument: **Annette Nixon Amory and David Amory**

WITNESS my hand and official stamp or seal, this the 16 day of February, 2024.



[AFFIX NOTARIAL SEAL]

Tamikah Nicole Robinson
Notary Public
My Commission expires: 5/22/2028