

**2024005077 00063**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$330.00**

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

LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY: ANGELA BOOE, DPTY

**BK: RE 3793**

**PG: 2506 - 2507**

Excise Tax: \$ **330.00**

Parcel ID: 5896-76-0288.000

Mail after recording to: Grantee

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**

Recording Time, Book and Page

## NORTH CAROLINA GENERAL WARRANTY DEED

*This Conveyance is insured by a title policy issued by Attorneys Title*

THIS DEED made this 20<sup>th</sup> day of February, 2024 by and between

GRANTOR	GRANTEE
<p><b>Green Street Home Buyers, LLC*</b></p> <p><b>Green Street Home Buyers, LLC is acting by and through its attorney-in-fact, Patrick G. Handlon, pursuant to a recorded power of attorney</b></p> <p><b>555 S Mangum St #100 Durham, NC 27701</b></p> <p><u>          </u> 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>	<p><b>360visionbuilds, LLC</b>  <b>a North Carolina limited liability company</b></p> <p><b><u>Property Address:</u></b>  <b>5197 Fleetwood Circle</b>  <b>Winston Salem, NC 27106</b></p> <p><b><u>Mailing Address:</u></b>  <b>1541 Wharton Ave. Winston Salem, NC 27127</b></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.

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.

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.

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.

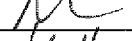
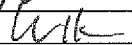
Title to the property hereinabove described is subject to the following exceptions:

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.

**GREEN STREET HOME BUYERS, LLC**

By:   
**Patrick G. Handlon, Attorney-in-fact**

STATE OF   
COUNTY OF 

I, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **Patrick G. Handlon, Attorney-in-fact for GREEN STREET HOME BUYERS, LLC.**

Witness my hand and official stamp or seal, this the 20 day of February, 2024.

My commission expires: 6/22/28

  
Notary Public

Seal/Stamp

