

**2024006568 00071**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$130.00**PRESENTED & RECORDED  
03/04/2024 01:48:02 PM**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: CHELSEA B MARTINEZ, DPTY  
**BK: RE 3795**  
**PG: 2301 - 2303**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$130.00

Parcel Identifier No. 6827-94-2892.000 Verified by Forsyth County on the \_\_\_\_ day of \_\_\_\_\_, 2024

By: \_\_\_\_\_

Mail/Box to: Holton Box 66

This instrument was prepared by: Lynne R. Holton, Esq., a licensed North Carolina Attorney. Delinquent taxes, if any, shall be paid by the closing Attorney to the County Tax Collector upon disbursement of closing proceeds.

Brief description for the Index: Lot 11 Marvin Heights

THIS DEED made this 23 day of February, 2024, by and between

## GRANTOR

**Jamie Lee Evans, Jr., individually and as Administrator of the Estate of Margaret L. Evans, aka Margaret G. Evans; and spouse, Kimberly Townsend-Evans; SaTonya Evans-Richardson and spouse, Mark Richardson**

## GRANTEE

**Furlonge Street Investments, LLC, a North Carolina limited liability company****Property Address: 136 Marvin Boulevard  
Winston-Salem, NC 27105****Mailing Address: 8011 North Point Blvd, Suite H  
Winston-Salem, NC 27106**

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 Grantor's interest in and to that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

Being known and designated as Lot 11 as shown on the map of Marvin Heights, which is recorded in Plat Book 3 at Page 42-A in the Office of the Register of Deeds of Forsyth County, reference to which is hereby made for a more particular description.

This property is not the primary residence of one or more of the Grantors.

For back title, see Book 1032, Page 482, Forsyth County Registry and Forsyth County Estate File No. 23 E 707.

Submitted electronically by "Holton Law Firm"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

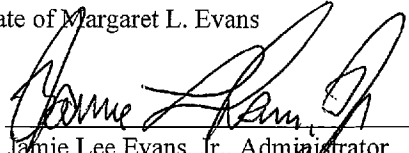
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

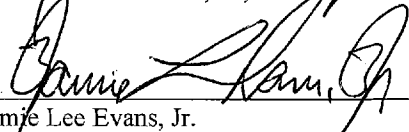
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

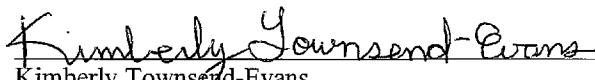
Easements, rights-of-way and restrictions of record, if any, and real property taxes for the current year which shall be prorated through the closing date.

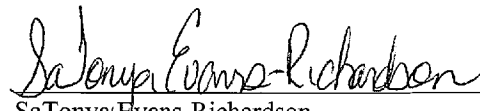
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.


Estate of Margaret L. Evans

By:  (SEAL)  
Jamie Lee Evans, Jr., Administrator

 (SEAL)  
Jamie Lee Evans, Jr.

 (SEAL)  
Kimberly Townsend-Evans

 (SEAL)  
SaTonya Evans-Richardson

 (SEAL)  
Mark Richardson

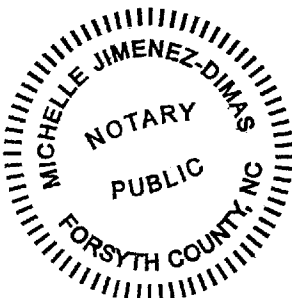
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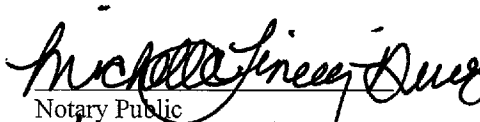
State of North Carolina - County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Jamie Lee Evans, Jr. and Kimberly Townsend-Evans.

Date:

02/23/2024 <sup>(M)</sup>



  
Notary Public

Michelle Jimenez-Dimas  
Print Name

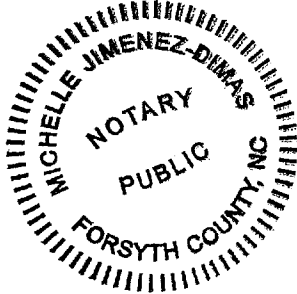
My commission expires: 09/25/2028

State of North Carolina - County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: SaTonya Evans-Richardson and Mark Richardson.

Date:

02/23/2024



Notary Public

Print Name

My commission expires:

*Michelle Jimenez-Dimas*  
*Michelle Jimenez-Dimas*  
09/25/2028