

**2024007332 00169**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$170.00**

PRESENTED &amp; RECORDED

03/08/2024 04:42:36 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3796

PG: 1679 - 1680

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **\$170.00**Parcel Identifier No.: **6827-94-2892.000**Mail/Box to: **The Ellison Law Firm, 112 North Marshall Street, Winston-Salem, NC 27101**This instrument was prepared by: **Attorney Eric S. Ellison**Brief description for the Index: **Lot No. 11, Marvin Heights**THIS DEED made ~~4<sup>th</sup>~~ day of March, 2024 by and between**GRANTOR**

**Furlonge Street Investments, LLC.**  
 (a North Carolina Limited Liability Company)

**Mailing Address:**  
**8011 North Point Boulevard, Ste. H**  
**Winston-Salem, NC 27106**

**SUBJECT PROPERTY IS NOT**  
**THE GRANTOR'S PRIMARY RESIDENCE**

**GRANTEE**

**OLANDON HOLDINGS GROUP, LLC**  
 (a North Carolina Limited Liability Company)

**Mailing Address:**  
**3407 Jeketer Drive**  
**Winston-Salem, NC 27105**

**Property Address:**  
**136 Marvin Boulevard**  
**Winston-Salem, NC 27105**

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 the City of Winston-Salem, 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,**

Submitted electronically by "The Ellison 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.

reference to which is hereby made for a more particular description.

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.

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

Furlonge Street Investments, LLC



(SEAL)

Name: **Garfield Duncan**  
Title: **Member/Manager**

State of North Carolina )

County of Forsyth )

I, the undersigned, a Notary Public in and of said County and State aforesaid, do hereby certify that **Garfield Duncan as Member/Manager of Furlonge Street investments, LLC** personally appeared before me and acknowledged the execution of the foregoing instrument for the purpose stated therein and, in the capacity, indicated.

Witness my hand and Notarial stamp or seal this 7<sup>th</sup> day of March, 2024.

My Commission Expires: 03-02-2027

Notary Public: Evelin Silva Bernal

