

2024007441 00097

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$312.00

PRESENTED & RECORDED
 03/11/2024 02:15:55 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
 BK: RE 3796
 PG: 2194 - 2195

**NORTH CAROLINA
 GENERAL WARRANTY DEED**

Excise Tax: \$312.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 6837-02-7796.000

 Mail after recording to: GRANTEE @ ADDRESS BELOW

This instrument was prepared by: CLINT CALAWAY, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

NO TITLE SEARCH REQUESTED OR PERFORMED

THIS DEED made this 1st day of MARCH 2024 by and between

GRANTOR

**BRIAN SCOTT WEST AND WIFE, ELIZABETH WEST
 47 CRABTREE LANE, LEVITTOWN, NY 11756**

GRANTEE

**E. SADLER PROPERTIES, LLC, a North Carolina Limited Liability Company
 Mailing Address: 413 WESTBOURNE COURT, KERNERSVILLE, NC 27284
 Property Address: 3905 INDIANA AVE., 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 and more particularly described as follows:

BEING KNOWN AND DESIGNATED AS LOT 6 AS SHOWN ON THE MAP OF FOREST HILLS, SECTION 1 AS RECORDED IN PLAT BOOK 4, PAGE 126, FORSYTH COUNTY REGISTRY. ALSO BEING KNOWN AND DESIGNATED AS BLOCK 1907 LOT 6, FORSYTH COUNTY TAX MAPS.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3768 Page 4093, FORSYTH County Registry.

A map showing the above-described property is recorded in Plat Book 4, Page 126, and referenced within this instrument.

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

The above-described property does does not include the primary residence of the Grantor.

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 except for the exceptions hereinafter stated.

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

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

Brian Scott West (SEAL)
BRIAN SCOTT WEST

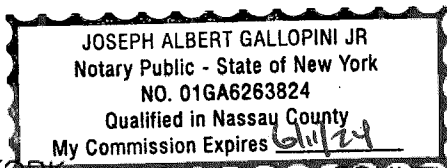
Elizabeth West (SEAL)
ELIZABETH WEST

STATE OF NEW YORK COUNTY OF Nassau

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he signed the foregoing document: **BRIAN SCOTT WEST**

Witness my hand and official stamp or seal, this the 1 day of March, 2024.

My Commission Expires: 6/11/2024



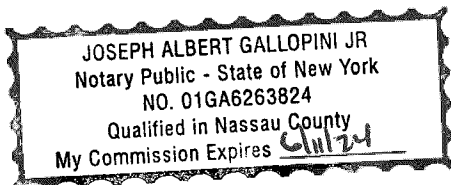
Joseph Gallopini
Notary Public
Print Notary Name: Joseph Gallopini

STATE OF NEW YORK COUNTY OF Nassau

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he signed the foregoing document: **ELIZABETH WEST**

Witness my hand and official stamp or seal, this the 1 day of March, 2024.

My Commission Expires: 6/11/2024



Joseph Gallopini
Notary Public
Print Notary Name: Joseph Gallopini