

2024008121 00154

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

PRESENTED & RECORDED

03/15/2024 04:25:26 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3797

PG: 1524 - 1526

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$170.00
Parcel ID:	6834-92-1215
Mail/Box to:	Crown Shared Holdings, Inc, 141 E. Sprague Street, Winston Salem, NC 27127
Prepared by:	Innovative Closing Solutions, 351 North Peace Haven Road, Winston Salem, NC 27104
Brief description for the index:	Lot 51 Rosie Street Homes, Section 2, Plat Book 24, Page 86

THIS GENERAL WARRANTY DEED ("Deed") is made on the 15th day of March, 20 24, by and between:

GRANTOR	GRANTEE
Alexander D. Lemon, Jr., an unmarried man 2550 Green Oaks Court SE Apartment 3 Winston Salem, NC 27107	Crown Shared Holdings, Inc 141 E. Sprague Street Winston Salem, NC 27127

PROPERTY ADDRESS: 815 Woodcote Drive, Winston Salem, NC 27107

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 2017 Page 3383.

All or a portion of the Property ☐ includes or ☒ does not include the primary residence of a Grantor.

A map showing the Property is recorded in Book 24 Page 86.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Alexander D. Lemon

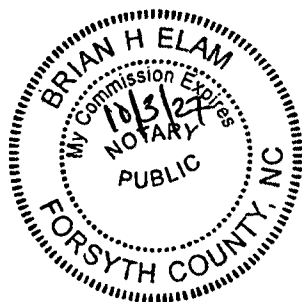
Name: Alexander D. Lemon, Jr.

STATE OF NC COUNTY OF Forsyth

I, Brian H. Elam, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 15 day of March, 20 24 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):

Alexander D. Lemon, Jr.

Affix Notary Seal/Stamp



[Signature]
Notary Public (Official Signature)

My commission expires: 10/3/27

EXHIBIT "A"

BEING KNOWN AND DESIGNATED as Lot Number 51 as shown on the Map of Rosie Street Homes, Section 2, recorded in Plat Book 24, Page 86, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.