

2024008929 00073

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$900.00

PRESENTED & RECORDED
03/22/2024 11:55:29 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST

BK: RE 3798
PG: 1304 - 1306

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **\$ 900.00**

Primary Residence of Grantor: **No**

Parcel Identifier No. 6835-05-6572.000 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail To: Grantee

This instrument was prepared by: Randall L. Perry, 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.

Brief description for the Index: _____

THIS DEED made this 20 day of March, 2024, by and between

GRANTOR	GRANTEE
<p>FIRST FIRST, LLC A NORTH CAROLINA LIMITED LIABILITY COMPANY 6375 ALEXANDER DRIVE CLAYTON, MO 63105</p>	<p>DEVON A. LILLY A SINGLE PERSON 613 WEST FIRST STREET WINSTON-SALEM, NC 27101</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 the County of **Forsyth**, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

This property was acquired by Grantor via instrument recorded in Book 3378, Page 4202.

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James Williams & Co., Inc.
www.JamesWilliams.com

submitted electronically by "The Law Offices of Randall L. Perry, PLLC"
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:

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

FIRST FIRST, LLC

By: Lintz Family 2017 Irrevocable Trust, Its Manager

By: Katherine B. Lintz

Title: Trustee

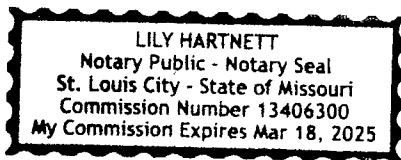
Katherine B Lintz (SEAL)
KATHERINE B. LINTZ

State of MISSOURI - County of ST. LOUIS

I, LILY HARTNETT, the undersigned Notary Public, certify that KATHERINE B. LINTZ personally came before me this day and acknowledged that she is the Trustee of the Lintz Family 2017 Irrevocable Trust, which Trust is the Manager of FIRST FIRST LLC, a North Carolina Limited Liability Company, and that by authority duly given and as the act of such entity, she signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal this 20 day of March, 2024.

(Affix Notary Stamp Below)



Lily Hartnett
Notary Public (Signature)

LILY HARTNETT
Notary Public (Printed Name)

My Commission Expires: 03/18/2025

EXHIBIT A

BEGINNING at an iron stake in the north right of way line of First Street, said iron stake being located South $86^{\circ} 20'$ West 120 feet from the northwest intersection of the right of way lines of Poplar Street and First Street; running thence with the north right of way line of First Street South $86^{\circ} 20'$ West 60 feet to an iron stake; running thence North $03^{\circ} 15'$ West 140 feet to an iron stake; running thence North $86^{\circ} 20'$ East 60 feet to an iron stake; running thence South $03^{\circ} 15'$ East 140 feet to the point and place of BEGINNING. Being designated as Lot 55, Block 101 on the Forsyth County Tax Map.

**Property Address: 613 W First Street
Winston-Salem, NC 27101**