

**2024009923 00157**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$80.00**

PRESENTED &amp; RECORDED

04/01/2024 12:56:01 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3799

PG: 2596 - 2598

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$80.00

Parcel No.: 6826-96-5325

Mail To: S.L. Cox Law, PC, 201 Bellaris Street, Garner, NC 27529

This instrument was prepared by: S.L. Cox Law, PC (Insured with Keystone Title)

Brief description for the Index: Parcel ID(s): 6826-96-5325

THIS DEED made this **29th day of February, 2024**, by and between:

GRANTOR	GRANTEE
<b>The Better Home Offer, LLC</b> 6851 Willow Court Fayetteville, NC 28314  Property is <input type="checkbox"/> is not <input checked="" type="checkbox"/> primary residence of the grantor.	<b>Rosario Olivares and Orlando Olivares</b> 420 W 27th Street Winston Salem, NC 27105  <b>Property Conveyed:</b> 420 W 27th Street, 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, City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows:

**SEE EXHIBIT A**

The property hereinabove described was acquired by Grantor, see **Book 3799 Page 1842 - 1846**

A Map showing the Property hereinabove described is recorded in \_\_\_\_\_.

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:

**General easements of record.****Restrictive covenants of record.****Ad valorem taxes now due and payable.**

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

BY: Rebecca Wagner  
Rebecca Wagner  
Managing Member

BY: Joseph Wagner  
Joseph Wagner  
Managing Member

STATE OF NC

COUNTY OF Wake

I, Elizabeth C. Kodadek a Notary Public, do hereby certify that Rebecca Wagner and Joseph Wagner as Managing Members of The Better Home Offer LLC personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and (where an official seal is required by law) official seal.

This the 25 day of March, 2024

Elizabeth C. Kodadek  
Printed Name: Elizabeth C. Kodadek

My Commission Expires: 12-5-28

Elizabeth C. Kodadek  
NOTARY PUBLIC  
Wake County  
North Carolina  
My Commission Expires:

**ATTACHMENT  
LEGAL DESCRIPTION**

Commencing at a point in the eastern line of Jimmy L. Johnson (DB 2307 PG 1585, Forsyth County Registry) said point having NC Grid Coordinates of (NAD83 (2011)-N: 866,295.00', E: 1,629,496.00', said point being a ½" existing iron pipe and the point and place of BEGINNING. Thence from said point of BEGINNING, North 01° 19' 47" E 128.44' to an Iron Rebar Set in the western right of way line of West Twenty-Seventh Street, thence in a southerly direction along the westerly right of way line of West Twenty-Seventh Street to a ½" existing iron pipe. Thence South 01° 20' 43" W 119.79' to a ½" existing iron pipe. Thence N 88° 06' 59" W 9.70' to a ½" existing iron pipe, the southeast corner of Jimmy L. Johnson. Thence along the eastern line of Jimmy L. Johnson N 88° 16' 51" W 40.27' to the point and place of BEGINNING, containing 0.14 acres more or less as shown on survey prepared by Allied Land Surveying Co., P.A. bearing job no 14-715 dated March 25, 2024.