

2024010044 00038

FORSYTH COUNTY NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 04/02/2024 11:12:27 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3799
PG: 3136 - 3138

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0

Parcel Identifier No. 6836-65-1122 Verified by _____ County on the ____ day of _____, 20____

By: _____

Mail/Box to: GranteeThis instrument was prepared by: Arnette Law Offices, PLLC, 3131 RDU Center Drive, Suite 120, Morrisville, NC 27560Brief description for the Index: Lots 58 & 60, FairviewTHIS DEED made this 28th day of March, 2024, by and between

GRANTOR

Joshua Bivens and spouse,
 Charita Bivens
 2321 Woodland Ave
 Winston-Salem, NC 27127

GRANTEE

Leaving Legacies, LLC
 A North Carolina Limited Liability Company
 2321 Woodland Ave
 Winston-Salem, NC 27127

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 a unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in or near the City/Town of Apex, _____ Township, Wake County, North Carolina and more particularly described as follows:

See Exhibit A.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3778, Page 2316.

All or a portion of the property herein conveyed ____ includes or X does not include the primary residence of a 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, other than the following exceptions:

1. Ad valorem taxes for the current year and subsequent years.
2. Easements, restrictions and other matters of record affecting title to the subject property.

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

Joshua Bivens (SEAL)
Joshua Bivens

Charita Bivens (SEAL)
Charita Bivens



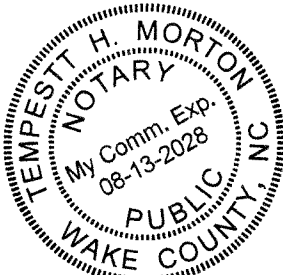
(Affix Notary Seal)

State of NC - County or City of Wake
I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that Joshua Bivens personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 28 day of March, 2024.

Tempestt H Morton
Notary Public

My Commission Expires: 8/13/2028

Tempestt H Morton
Notary's Printed or Typed Name



(Affix Notary Seal)

State of NC - County or City of Wake
I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that Charita Bivens personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 28 day of March, 2024.

Tempestt H Morton
Notary Public

My Commission Expires: 8/13/2028

Tempestt H Morton
Notary's Printed or Typed Name

Exhibit A

Lying and being situate in Forsyth County, North Carolina and being more particularly described as follows:

Beginning at the Northwest corner of Lot 58 in Fairview, as shown on a map of Fairview recorded in Deed 90, Page E 88, in the Office of the Register of Deeds of Forsyth County, North Carolina, thence East 85 ft with the line of 24th Street (formerly Cutchen St); thence South 60 ft parallel with the line of Lot 58; thence West 85 ft to a line of Woodland Avenue (formerly Andrews Street); thence North 60 ft with the line of Woodland Avenue to the point of Beginning. The property is portions of the same property known and designated as Lots 58 and 60 in Fairview, as shown on a map recorded in the Register of Deeds Office in Forsyth County, in Block 326.