

2024011410 00040

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$252.00

PRESENTED & RECORDED
 04/12/2024 10:43:20 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3801
PG: 1865 - 1867

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$252.00

PARCEL IDENTIFIER NO. 6808-90-4980, 6808-90-4890

VERIFIED BY _____ COUNTY ON THE ____ DAY OF _____, 2024
 THIS INSTRUMENT WAS PREPARED BY: 24 HOUR CLOSING

RETURN TO: 24 HOUR CLOSING 1320 MATTHEWS-MINT HILL ROAD, MATTHEWS, NC 28105
 BRIEF DESCRIPTION FOR THE INDEX: 3500 Hartford St. & 0 Hartford St

THIS DEED made this 10 day of April, 2024, by and between

Title Company: *Hockey Title Insurance*

GRANTOR	GRANTEE
Kathryn Bowen Propps, separated	BEACHBREAK HOMES, INC., a California corporation
Mailing Address 1030 Polebridge Road Pine Hall, NC 27042	Property Address: 3500 Hartford St. & 0 Hartford St Winston Salem, NC 27106
	Mailing Address 1611-A S. Melrose Drive Unit 393 Vista, CA 92081

WITNESSETH: That said Grantor has remained and released and by these presents do remise, release, convey and forever convey unto Grantee, their heirs, and/or successors and assigns, all right, title, claim and interest of the Grantor in and to a certain lot(s) or parcel of land situated in the City of Winston Salem, Forsyth County, North Carolina, and more particularly described as follows:

SEE EXHIBIT "A"

All or a portion of the property herein conveyed (____) includes or (X) does not include the primary residence of a Grantor.

The properties hereinabove described was acquired by Grantor by instrument recorded in Book 3801 at Page 1729.

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 lawful claims of all persons whomsoever, other than the following exceptions:

Submitted electronically by "Pinyan Law Office, PLLC d/b/a 24 Hour Closing"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All such valid and enforceable easements, restrictions and rights of way of record and the lien of ad valorem taxes for the current year which the grantee herein assumes and agrees to pay.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal the day and year first above written.

Kathryn Bowen Propps
Kathryn Bowen Propps

STATE OF NORTH CAROLINA

COUNTY OF Stokes

I certify that **Kathryn Bowen Propps**, who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day; acknowledging to me that he voluntarily signed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 10th day of April, 2024.

Notary Signature: Jules
Notary's Printed Name: Julyanne Jules
My Commission Expires: 2/16/2026

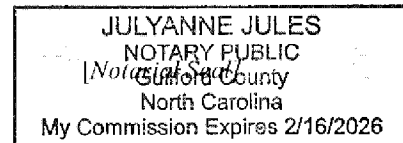


EXHIBIT "A"

TRACT NO 1:

BEING lot nos. 221, 222, 223 and 224 as recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in PB 9, PG 107-108, reference to which is made for a more accurate and complete description, said plat being a map of Bethania Heights. (Tax Block 2089, Lots 221, 222, 223 and 224).

Parcel ID: 6808-90-4980

TRACT NO. 2:

BEING a tract located on the west side of Marshall Street, now called Hartford Street, and being known and designated as Lot Nos. 225, 226 and 227 on the map of Bethania Heights, as recorded in PB 9, PGs 107 and 108 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more definite and particular description. (Tax Block 2089, Lots 225, 226 and 227).

Subject to conditions, restrictions and easement of record applicable to above lots.

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