

**2024012308 00061**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXTX  
**\$404.00**  
 PRESENTED & RECORDED  
 04/19/2024 11:59:31 AM  
 LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY: CARLA B FLEMING, DPTY  
 BK: RE 3802  
 PG: 2251 - 2253

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$404.00

Parcel Identifier No.: 6834-32-6964 Verified By: \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_

Mail/Box to: Grantee: Nathaniel Matthews, 2817 Edwards Street, Winston-Salem, NC 27127

This instrument was prepared by: Jason Goins, Attorney-at-Law Insured by Key Tilt Policy #202412225N014

Brief description for the Index: Lot 73, Woodleigh Place

THIS DEED made this 18<sup>th</sup> day of April, 2024, by and between

GRANTOR	GRANTEE
<p><b>360visionbuilds, LLC</b></p> <p><b>Address:</b>  <b>1541 Wharton Avenue</b>  <b>Winston-Salem, NC 27127</b></p>	<p><b>Nathaniel Matthews, unmarried</b></p> <p><b>Property Address:</b>  <b>2817 Edwards Street</b>  <b>Winston-Salem, NC 27127</b></p>

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.q. 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 unto the Grantee in fee simple, all that certain lot or parcel of land situated in **Forsyth** County, North Carolina and more particularly described as follows:

**See Exhibit "A" attached hereto and incorporated herein by reference.**

The property herein above described was acquired by Grantor by instrument recorded in Book 3751 Page 1249.

A map showing the above described property is recorded in Plat Book 3, Page 48.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Any easements, restrictions or rights of way of record.  
2024 ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand the day and year first above written.

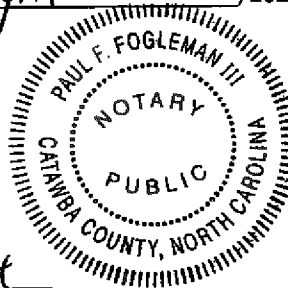
360visionbuilds, LLC:

S. Barwari (SEAL)  
Name: Sarkhaft Barwari  
Title: Member Manager

STATE OF NORTH CAROLINA, COUNTY OF Guilford

I, the undersigned, a Notary Public of the state of North Carolina and county of Catawba, certify that **Sarkhaft Barwari** personally appeared before me this day and acknowledged that (s)he is **Member-Manager of 360visionbuilds, LLC**, and that (s)he, in that capacity, being authorized to do so, executed the foregoing instrument. Witness my hand and Notarial Seal this 18<sup>th</sup> day of April, 2024.

[NOTARY SEAL]



Paul F. Fogleman III  
Print Name: Paul F. Fogleman III

My Commission Expires: 7-08-24

**EXHIBIT A**

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

**BEING KNOWN AND DESIGNATED as Lot No. 73 as shown on the Map of Woodleigh Place, same being of recorded in Plat Book 3 at Page 48, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to said plat being made for a more particular description.**

Property Address: 2817 Edwards Street, Winston-Salem, NC 27127

Parcel number: 6834-32-3964