

2024012973 00059FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$550.00

PRESENTED & RECORDED

04/25/2024 11:41:51 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3803**PG: 1463 - 1465****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$550.00

Parcel Identifier No.: 6815-62-5718.000

Mail after recording to: Alexandrite Transformation,

This instrument was prepared by: Justice Law Group PA, 1734 Battleground Avenue, Greensboro, NC 27408

Brief Description from the Index: Lot 54, Section 1

THIS DEED made this 25th day of April, 2024, by and between

GRANTOR	GRANTEE
Ray C. Shore and Robyn H. Shore, a married couple 434 Indigo Bay Circle Myrtle Beach, SC 29579	Alexandrite Transformation LLC, a North Carolina Limited Liability Company 504 Ricks Drive Winston-Salem, NC 27103

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 City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

The property herein described is or is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 3726, Page 535, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 17, Page 58, and referenced within this instrument.

Submitted electronically by "Justice Law Group, P.A."
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 except for the exceptions hereinafter stated.

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

Subject to Easements, Restrictions, Covenants, Rights of Way of record if any and ad-valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

Ray C. Shore
Ray C. Shore
Robyn H. Shore
Robyn H. Shore

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

I, Melissa Lopes Notary Public, do hereby certify that Ray C. Shore and Robyn H. Shore personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 25th day of April, 2024.

Melissa Lopes
Official Signature of Notary

My Commission Expires: 3/7/28

MELISSA LOPES
Notary Public, North Carolina
Guilford County
My Commission Expires
March 07, 2028

Exhibit "A"

That certain lot or parcel of land with all buildings and improvements thereon, being designated as Lot No. Fifty Four (54) in Section No. 1; as shown on the map of "Property of P.H. Hanes Knitting Company, Hanes, North Carolina" dated April 28, 1954, made by Southern Mapping & Engineering Company of Greensboro, North Carolina, recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Plat Book 17, Page 58, reference to which is hereby made.

Tax Parcel Number: 6815-62-5718.000

Property Address: 504 Ricks Drive, Winston-Salem, NC 27103