



**2024013286 00016**

FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$240.00**

PRESENTED & RECORDED  
04-29-2024 08:38:10 AM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: CHELSEA B MARTINEZ, DPTY

TAX ID NUMBER: 6815-25-2384.000  
PREPARED BY: David A. Wallace

**BK: RE 3803**  
**PG: 3340-3341**

Mail Deed and future tax bills to: Norman W. Drouillard and Leatha Drouillard  
122 N. Cliffdale Drive, Winston-Salem, NC 27104  
Excise Tax \$240.00

NORTH CAROLINA        )  
FORSYTH COUNTY        )

WARRANTY DEED

Delinquent Taxes, if any will be paid at closing by David A. Wallace, a licensed North Carolina Attorney.

This conveyance does not include the primary residence of the Grantor

THIS DEED made this 27 day of April, 2024 by **ONBOARDU, LLC**. A North Carolina Limited Liability Company, (hereinafter referred to as "Grantor") to **Norman W. Drouillard** and wife, **Leatha Drouillard** (hereinafter referred to as "Grantee").

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.

That the Grantor, for 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 together with improvements thereon described as follows:

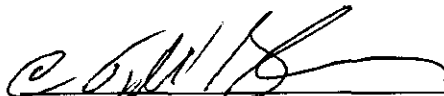
**BEING KNOWN AND DESIGNATED as lot 1 as shown on the Plat entitled ONBOARDU LLC as recorded in Plat Book 74 at Page 168 in the Office of the register of Deeds of Forsyth County, North Carolina, reference is hereby made for a more particular description.**

Address: 116 N. Cliffdale Drive, Winston-Salem, 27104

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 herein above described is subject to the following exceptions: Easements and restrictions of record.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal as of the day and year stated below.

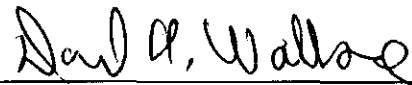
 Seal

**ONBOARDU, LLC, by Christopher Todd Bishop, Manager**

STATE OF NORTH CAROLIN

- County of *Forsyth*

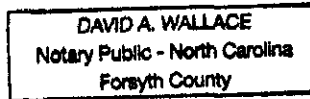
I, David a. Wallace, a Notary Public of Forsyth County, State of North Carolina certify that **Christopher Todd Bishop** personally appeared before me this day and acknowledged the execution of the foregoing instrument in the capacity indicated. Witness my hand and official stamp or seal, this 27 day of April 2024



, Notary Public

My Commission Expires: 11/29/2024

Stamp or Seal



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