

**2024014152 00077**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$269.00**

PRESENTED &amp; RECORDED

05/03/2024 01:11:17 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3804

PG: 4203 - 4206

## NORTH CAROLINA GENERAL WARRANTY DEED

**Excise Tax: \$269.00**Parcel Identifier No. **6834-86-8922**

Mail/Box to: **BRADY & KOSOFSKY, PA**  
 13925 Ballantyne Corporate Place  
 Suite 400  
 Charlotte, NC 28277-2600

*This instrument was prepared by **Brady & Kosofsky, PA, 13925 Ballantyne Corporate Pl. Ste 400 Charlotte, NC 28277**, a duly licensed North Carolina and South Carolina law firm. Delinquent taxes, if any will be paid by the closing attorney from the closing proceeds as shown on the settlement statement.*

**File: 24200641Z**Brief Description for Indexing: **Lot 39 and 40 of A. E. Holton Home Place Subdivision**

**THIS DEED** made this 3 day of May, 2024 by and between

GRANTOR	GRANTEE
<p><b><i>Paladin Real Estate Group LLC, a Delaware Limited Liability Company</i></b></p> <p><b><i>Mailing Address:</i></b>  <i>2301 E Riverside Dr. A-200            Austin, TX 78741</i></p>	<p><b><i>William Hunter Anderson,            an unmarried person</i></b></p> <p><b><i>Property Address:</i></b>  <i>2046 Urban Street, Winston Salem, NC 27107</i></p> <p><b><i>Mailing Address:</i></b>  <i>950 Aura Way            Los Altos, CA 94024</i></p>

*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:

Submitted electronically by "Blueprint Title - TN"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

See Attached **Exhibit "A"**

The property hereinabove described was acquired by Grantor by instrument recorded in Book: 3777 and Page: 2391.

A map showing the above described property is recorded in Plat Book 2 Page 9A.

All or a portion of the property herein conveyed  includes or  does not include 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 premise 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:

**ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD, AD VALOREM TAXES FOR THE CURRENT YEAR WHICH MAY NOT BE DUE AND PAYABLE.**

Title Insurance Company: Blueprint Title NC

[SIGNATURES TO FOLLOW]

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

**Paladin Real Estate Group LLC, a Delaware Limited Liability Company**

Sarah Calhoun (SEAL)

By: Sarah Calhoun  
Its: Authorized Signatory

State of Tennessee  
County of Davidson

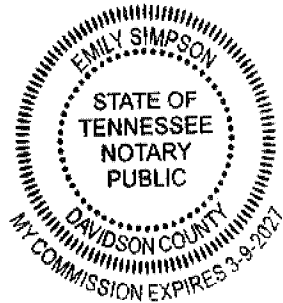
I, Emily Simpson, a duly licensed Notary Public certify that Sarah Calhoun personally came before me this day and acknowledged that he/she is Authorized Signatory of Paladin Real Estate Group LLC, a Delaware Limited Liability Company, a Limited Liability Company, and that he/she, as Authorized Signatory, being authorized to do so, executed the foregoing on behalf of the entity.

Witness my hand and official seal this 3 day of May, 2024

Emily Simpson  
Official Signature of Notary

(Official Seal)

Emily Simpson, Notary Public  
Notary's printed or typed name  
My commission expires: 3/9/27



**Exhibit "A"**

BEING KNOWN AND DESIGNATED as Lots Numbers 39 and 40, as shown on the plat of the property known as the A. E. Holton Home Place, as recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 2, Page 9A, to which reference for a more particular description.

**Property Address:** 2046 Urban Street, Winston Salem, NC 27107

**PIN #:** 6834-86-8922