

2024014645 00072FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$30.00

PRESENTED & RECORDED

05/08/2024 01:40:26 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3805

PG: 2182 - 2184

**NORTH CAROLINA
GENERAL WARRANTY DEED**Excise Tax: \$ **30**

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No.

Mail after recording to: Grantee

This instrument prepared by: Kenneth S. Lucas, Jr, a licensed North Carolina attorney. Delinquent taxes if any, to be paid by closing attorney to county tax collector upon disbursement of closing proceeds.

THIS DEED made this 6th day of May 2024 by and between

GRANTOR

Darlene M. Glover, ~~unmarried~~
702 Saw Mill Rd
Cedar Grove, NC 27231

GRANTEE

Jackson St Home LLC
Mailing Address:
4030 Wake Forest Rd. Ste 349
Raleigh, NC 27609

Property Address:
00 Harrison Ave
Winston Salem, NC 27105

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 and more particularly described as follows:

See attached Exhibit A

Submitted electronically by "KENNETH S. LUCAS JR, ATTORNEY AT LAW"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3352, Page 4368, Forsyth County Registry.

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

The above described property ☐ does ☐ does not include the primary residence of the 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 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: Covenants & restrictions of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

(ENTITY NAME)

Darlene M. Glover (SEAL)
Darlene M. Glover

By: _____
Title: _____

(SEAL)

State of NORTH CAROLINA; County of Orange

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Darlene M. Glover. Witness my hand and official stamp or seal, this the 7th day of May 2024.

My Commission Expires: 09/22/2027

Taylor D. Leathers
Notary Public

Print Notary Name: Taylor D. Leathers

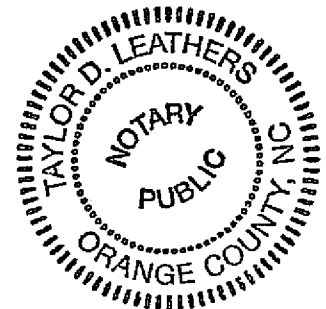


Exhibit A

Lot 1

Beginning at an iron stake in the West line of Harrison Avenue; thence Westwardly 125 feet to an iron stake in the East line of an alley; thence Northwardly along the East line of said alley 50 feet; thence Eastwardly 125 feet to an iron stake in the West line of Harrison Avenue; thence Southwardly along the West line of Harrison Avenue 50 feet to the place of beginning and being known and designated as Lot No. 36, in Block 6, as shown on the Map of North Cherry Street Development, said plat being recorded in Book 4, Pages 54-55, in the Register of Deeds Office of Forsyth County, N. C. (Block 6 is the same block as Tax Block 1353).

Property Address: 0 Harrison Avenue
Winston-Salem, NC 27105
PIN: 6826-83-6123