

2024015314 00037

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$80.00

PRESENTED & RECORDED
 05/14/2024 10:56:10 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3806
PG: 1257 - 1259

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$80.00

PARCEL IDENTIFIER NO. 6835897165000

VERIFIED BY _____ COUNTY ON THE ____ DAY OF _____, 2024

THIS INSTRUMENT WAS PREPARED BY: 24 HOUR CLOSING

RETURN TO: GRANTEE

BRIEF DESCRIPTION FOR THE INDEX: Metes and Bounds

THIS DEED made this 10th day of May, 2024, by and between

Title Company: *Hockey Title Insurance*

| GRANTOR | GRANTEE |
|--|--|
| Reco M. Eaton, an unmarried man | NC Homebuyers LLC |
| Mailing Address 929 Aquaview Drive Kernersville, NC 27284 | Property Address: 828 N. Cameron Avenue Winston Salem, NC 27101 |
| | Mailing Address 5531 Parkwood Drive Raleigh, NC 27612 |

WITNESSETH: That said Grantor has remained and released and by these presents do remise, release, convey and forever convey unto Grantee, their heirs, and/or successors and assigns, all right, title, claim and interest of the Grantor in and to a certain lot(s) or parcel of land situated in the City of Winston Salem, Forsyth County, North Carolina, and more particularly described as follows:

SEE EXHIBIT "A" - LEGAL DESCRIPTION

All or a portion of the property herein conveyed includes the primary residence of a Grantor.

The properties hereinabove described was acquired by Grantor by instrument recorded in Book **3795** at Page **1721**.


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 lawful claims of all persons whomsoever, other than the following exceptions:

All such valid and enforceable easements, restrictions and rights of way of record and the lien of ad valorem taxes for the current year which the grantee herein assumes and agrees to pay.

Submitted electronically by "Pinyan Law Office, PLLC d/b/a 24 Hour Closing"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal the day and year first above written.

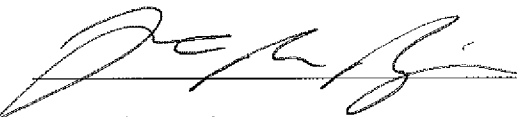

Reco M. Eaton

STATE OF NORTH CAROLINA
COUNTY OF ROWAN

I certify that **Reco M. Eaton, an unmarried man**, who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day; acknowledging to me that he voluntarily signed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 10th day of May, 2024.

Notary Signature:


Notary's Printed Name: Joshua R. Pinyan

My Commission Expires: October 7, 2027

[Notarial Seal]

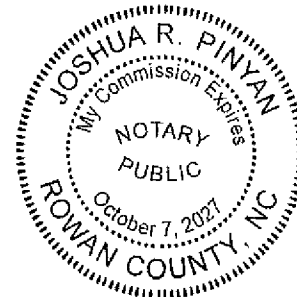


EXHIBIT "A" - LEGAL DESCRIPTION

Said lot lying and being on the West side of Cameron Avenue between Eighth and Ninth Street , having a frontage on Cameron Avenue of 50 feet and of that same width extending back Westwardly between parallel lines a distance of 150 feet to a 10 foot alley, Being known and designated as lot number 346 as shown by and upon a map of North Cameron Park Addition made and sworn to by G.F Hinshaw, Civil Engineer in January 1938 and of record in the Public Registry of Forsyth County in Plat Book number 8 at Page 217, 8 sheets.

Property Address: 828 N. Cameron Avenue, Winston Salem, NC 27101
Parcel No: 6835897165000