

2024015855 00040

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$50.00

PRESENTED & RECORDED
 05/17/2024 09:42:15 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3806
PG: 4245 - 4246

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$50.00

Parcel Identifier No.: 6878-07-1618.000

This instrument was prepared by Jonathan McCollum, a North Carolina Licensed Attorney. Delinquent Taxes, if any, are to be paid by the closing attorney to the tax collector upon disbursement of the closing proceeds. See NC Gen Stat. 161-31 et seq.

This transaction was insured by: Magnolia Title Company, LLC

THIS DEED made this 8 day of ^{MAY}~~April~~, 2024, by and between

GRANTOR(S)

Kedrick Carpenter and spouse Chantea Carpenter

 4412 Morning Ridge Lane
 Winston-Salem, NC 27101

GRANTEE(S)

Solid Ground Sales. LLC
 A Florida Limited Liability Company

 10607 Technology Terrace
 Lakewood Ranch, FL 34202

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 City of Belevs Creek, Forsyth County, North Carolina and more particularly described as follows:

BEING all of Lot 1 of the Final Plat as recorded in Plat Book 71 at Page 20, Forsyth County Registry for "Phillip E. Boydston and Karen C. Boydston being a division of "Tract "B" of "5555 Reidsville Road" (as previously recorded in Plat Book 58 at Page 74, Forsyth County Registry)".

Property Address: 5563 Reidsville Road Belevs Creek, North Carolina 27009

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

Submitted electronically by "McCollum Law PC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The property herein described was acquired by Grantor by instrument recorded in Book 3671, Page 2728, Forsyth County Registry.

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 warrants and 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.

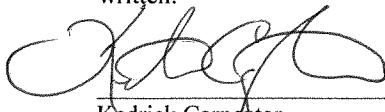
Title to the property hereinabove described is subject to the following exceptions:


Restrictions of Record if any.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

This conveyance is subject to any restriction of record and is subject to any HOA restrictions which both grantees gladly submit to as a matter of record.

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.


 (SEAL)
Kedrick Carpenter

 (SEAL)
Chantea Carpenter

STATE OF NORTH CAROLINA
COUNTY OF Forsyth

I, Marty J Campbell, Notary Public, do hereby certify that Kedrick Carpenter and Chantea Carpenter personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 08 day of April, 2024.


Official Signature of Notary

Marty J Campbell
Printed or typed name of Notary

My Commission Expires: 06/24/2025

MAY 2024 (MSC)

Marty J Campbell
NOTARY PUBLIC
Guilford County
North Carolina
My Commission Expires June 24, 2025