

2024018073 00151

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$20.00

PRESENTED & RECORDED
 06/04/2024 04:40:32 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
 BK: RE 3809
 PG: 3610 - 3611

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$30.00

PARCEL IDENTIFIER NO. 6836-64-9792

VERIFIED BY _____ COUNTY ON THE _____ DAY OF _____, 2024
 THIS INSTRUMENT WAS PREPARED BY: 24 HOUR CLOSING

RETURN TO: 24 HOUR CLOSING 1320 MATTHEWS-MINT HILL ROAD, MATTHEWS, NC 28105
 BRIEF DESCRIPTION FOR THE INDEX: LO:148 BL:0330

THIS DEED made this 31st day of May, 2024, by and between

Title Company: *Investors Title Insurance Company*

GRANTOR	GRANTEE
Leverne Brown, an unmarried person	CCDD Properties LLC, a North Carolina Limited Liability Company
Mailing Address 3161 Flanders Dr Winston Salem, NC 27105	Property Address: 1226 NE 23rd St. Winston Salem, NC 27105
	Mailing Address 7897 Elizabeth Drive Oak Ridge, NC 27310

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:

Beginning as an iron stake on the South side of East 23rd Street, formerly Beaseley Street, and running South with line of Lot 146, 150 feet to an iron stake on the North side of alley; thence Eastwardly with alley 50 feet to a stake, the Southwest corner of Lot 150; thence Northwardly, with line of said Lot, 150 feet to an iron stake in line of 23rd Street; thence Westwardly with said street 50 feet to a stake, the point of beginning. Being known and designated as Lot 148 on Map of Home Real Estate Loan and Insurance Company's Hege Property. Map of said lot recorded in Plat Book 2, Page 18-A, Register of Deeds Office, Forsyth County, North Carolina.

Property Address: 1226 NE 23rd St Winston Salem NC 27105

Parcel ID: 6836-64-9792

All or a portion of the property herein conveyed () includes or () does not include the primary residence of a Grantor.

The properties hereinabove described was acquired by Grantor by instrument recorded in Book 2391 at Page 2498.

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.

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.

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.

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

Leverne Brown
Leverne Brown

STATE OF North Carolina

COUNTY OF Forsyth

I certify that **Leverne Brown**, an unmarried person, 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 31st day of May, 2024.

Notary Signature: *Christie J. Devine*

Notary's Printed Name: Christie J. Devine

My Commission Expires: 4/19/2027

[Notarial Seal]

