

2024019926 00073

FORSYTH COUNTY NC FEE \$51.00
 STATE OF NC REAL ESTATE EXT
\$168.00

NON-STANDARD DOC FEE
 PRESENTED & RECORDED
 06/19/2024 04:11:18 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3812
PG: 270 - 272

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 168.00

Parcel Identifier No. 6847-14-7720.000

Verified by _____ County on the ____ day of _____, 20 ____

By: _____

Mail/Box to: Farrior & Associates, 400 W. Fisher Avenue, Greensboro, NC 27401This instrument was prepared by: Farrior & Associates, 400 W. Fisher Ave, Greensboro, NC 27401Brief Description for the Index: **THIS DEED made this 17th day of June 2024, by and between Grantor(s) and Grantee(s)**

<p>GRANTOR:</p> <p><i>JUANITA I. ELDRIDGE (unmarried)</i></p>	<p>GRANTEE:</p> <p><i>BOX C GROUP, LLC,</i> <i>a North Carolina Limited Liability company;</i> <i>and,</i> <i>CRYSTAL B. GRANGER (unmarried)</i></p>
<p>Mailing Address:</p> <p><i>3641 New Walkertown Road</i> <i>Winston Salem, NC 27105</i></p>	<p>Mailing Address:</p> <p><i>PO Box 80564, Raleigh, NC 27623</i></p> <p>Property Address:</p> <p><i>4226 Viking Dr., Winston Salem, NC 27105</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 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 County of **FORSYTH**, State of **NORTH CAROLINA** and more particularly described as follows:

See Exhibit A, attached hereto and incorporated herein by reference.

[The above-described property is NOT the primary residence of the Grantor]

submitted electronically by "Farrior & Associates"
 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 hereinabove described was acquired by Grantor by instrument recorded in _____
Book 2328, Page 1320

A map showing the above described property is recorded in Plat Book 9 Page 178.

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 the 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, other than the following exceptions: **subject to the restrictions, easements and/or rights of way of record, and to ad valorem taxes for the current and subsequent years, if any.**

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

Juanita Eldridge (SEAL)
Juanita I. Eldridge

STATE OF North Carolina - COUNTY OF Forsyth

I, Brandi Evans, a Notary Public of the County and State aforesaid, certify that the following person(s) personally appeared before me this day, and

- I have personal knowledge of the identity of the principal(s)
- I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph
- A credible witness has sworn to the identity of the principal(s);

each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

<u>NAME</u>	<u>CAPACITY</u>
Juanita I. Eldridge	Individual(s)

Date: 6/17/2024

B
NOTARY PUBLIC
Commission Expires: 11-28

[notary seal and/or stamp]

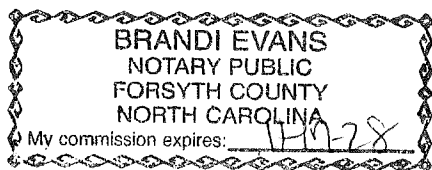


EXHIBIT "A"

BEING KNOWN AND DESIGNATED as Lot Number 18, on the Map of Whitfield Property, Section No. 3, said map recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Plat Book 9, Page 178, to which is hereby made for a more particular description of said property.

This is, in all respects the same property described in Deed Book 1191, Page 439, of the Forsyth County Registry.