

**2024020731 00164**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$210.00**PRESENTED & RECORDED  
06/25/2024 03:20:21 PMLYNNE JOHNSON  
REGISTER OF DEEDS  
BY: ANGELA BOOE, DPTY

BK: RE 3813

PG: 605 - 606

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: 5210.00

PARCEL IDENTIFIER NO. 6824-91-8253

VERIFIED BY \_\_\_\_\_ COUNTY ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024  
THIS INSTRUMENT WAS PREPARED BY: 24 HOUR CLOSINGRETURN TO: 24 HOUR CLOSING 1320 MATTHEWS-MINT HILL ROAD, MATTHEWS, NC 28105  
BRIEF DESCRIPTION FOR THE INDEX: Metes and Bounds

THIS DEED made this 21st day of June, 2024, by and between

Title Company: *Hockey Title Insurance*

| GRANTOR   | GRANTEE  |
|---|--|
| Shelby F. Nichols, widow                                    | CBF NC L.L.C.  |
| Mailing Address 403 Orchard Park Drive<br>Advance, NC 27006 | Property Address: 3020 Fleet St.<br>Winston Salem, NC 27127              |
|   | Mailing Address 4407 Providence Lane, Suite A<br>Winston Salem, NC 27106 |

**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 at an iron stake in the west line of Fleet Street, said stake being located 1032 feet Northwardly from the north line of Mitchell St.; running thence North 85 deg. 30 min. West 145 feet to an iron stake in John Snyder east line; thence with his line North 2 deg. 30 min. East 60 feet to an iron stake; thence South 85 deg. 30 min. East 145 feet to an iron stake in the west line of Fleet Street; thence with the west line of said street South 2 deg. 30 min. West 60 feet to the BEGINNING, being part of the D.F. Chitty property.

Property Address: 3020 Fleet St Winston-Salem NC 27127

Parcel ID: 6824-91-8253

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 1968 at Page 570.

**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.

Shelby F. Nichols  
Shelby F. Nichols

STATE OF North Carolina

COUNTY OF Davie

I certify that **Shelby F. Nichols**, 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 24th day of June, 2024.

Notary Signature: Christie J Devine

Notary's Printed Name: Christie J Devine

[Notarial Seal]

My Commission Expires: 4/19/2027

