

2024020775 00208

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$40.00

PRESENTED & RECORDED

06/25/2024 04:57:14 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3813**PG: 891 - 893****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$40.00

Parcel Identifier No. 6837-53-0324.000 Verified by _____ County on the ____ day of _____, 20____
 By: _____

Mail/Box to: Grantee; 400 Bellemeade St. Ste 400, Greensboro, NC 27401This instrument was prepared by: Donato Law, PC, 2016-A New Garden Road, Greensboro, NC 27410Brief description for the Index: 4089 OGBURN AVENUE, WINSTON-SALEM, NCTHIS DEED made this 25th day of June, 20 24, by and between

GRANTOR	GRANTEE
Tracy Cooke and spouse, Michael Cooke Forwarding Address: 3507 Gaston Road Greensboro, NC 27407	Ford Cooke, LLC a North Carolina Limited Liability Company Property Address: 4089 Ogburn Avenue Winston-Salem, NC 27105

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of Winston-Salem, Winston-Salem Township, Forsyth County, North Carolina and more particularly described as follows:

See Attached Exhibit A

Submitted electronically by "Donato 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 hereinabove described was acquired by Grantor by instrument recorded in Book 3796 page 4429.
All or a portion of the property herein conveyed includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book page .

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

All easements, rights-of-way, and restrictions of record or visible upon the described property, and to ad valorem taxes for the current year.

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

(Entity Name) Tracy Cooke (SEAL)
Print/Type Name: Tracy Cooke

By: _____
Print/Type Name & Title: _____
Michael Cooke (SEAL)
Print/Type Name: Michael Cooke

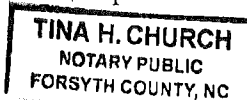
By: _____ (SEAL)
Print/Type Name & Title: _____
Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____
Print/Type Name: _____

State of North Carolina - County or City of Guilford

I, the undersigned Notary Public of the County or City of Forsyth and State aforesaid, certify that
Tracy Cooke and spouse, Michael Cooke personally appeared before me this day and acknowledged the
due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 25th day of
June, 2024.

My Commission Expires: 1-22-28
(Affix Seal)



Tina H Church
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that
_____ personally appeared before me this day and acknowledged the
due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of
_____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that
_____ personally came before me this day and acknowledged that
_____ he is the _____ of _____, a North Carolina or
_____ corporation/limited liability company/general partnership/limited partnership (strike through the
inapplicable), and that by authority duly given and as the act of such entity, _____ he signed the foregoing instrument in its name on its
behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary's Printed or Typed Name

SCHEDULE C

BEGINNING at an existing iron pipe in the southern margin of McCreary Street, said point BEING South 60 deg. 49'08" East 46.61 feet East and from a manhole in the center of McCreary Street and the northwestern corner of Teresa Ann Wiginton, Deed Book 3416, Page 1549, Forsyth County Registry, North Carolina; and running thence from said BEGINNING point the following courses and distances: thence along Wiginton's western line South 02 deg. 30'54" East 157.95 feet to an existing iron pipe marking Wiginton's southwestern corner and the northeastern corner of Fourte, Inc., Deed Book 2769, Page 3712, Forsyth County Registry, North Carolina, thence along Fourte, Inc.'s northern line and the northern line of City of Winston-Salem, Deed Book 2089, Page 3376, Forsyth County Registry, North Carolina South 88 deg. 03'25" West 96.70 feet to a rebar marking the northwestern corner of the City of Winston-Salem in the eastern margin of Ogburn Avenue, thence along the eastern margin of Ogburn Avenue North 02 deg. 31'00" West 157.15 feet to an existing iron pipe marking the corner of Ogburn Avenue and McCreary Street; thence along the southern margin of McCreary Street North 87 deg. 35'11" East 96.70 feet to the point and place of BEGINNING and further BEING 0.35 acres, more or less, according to a map of survey thereof drawn by Joseph G. Stutts, PLLC, dated February 28, 2024. Pax Parcel 6837-53-0324. Property Address: 4089 Ogburn Ave., Winston-Salem, NC 27105. Prior Deed reference: Book 3776, Page 948.