

**2024021625 00190**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$700.00**PRESENTED & RECORDED  
07/01/2024 03:46:19 PM**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: ANGELA BOOE, DPTY**BK: RE 3814****PG: 1351 - 1353****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$700.00

Parcel Identifier No.: 6836-27-7264.000

Mail after recording to: Grantee

This instrument was prepared by: Justice Law Group PA, 1734 Battleground Avenue, Greensboro, NC 27408

Brief Description from the Index: Metes &amp; Bounds

THIS DEED made this 1st day of July, 2024, by and between

<b>GRANTOR</b>	<b>GRANTEE</b>
Carroll Consortium, LLC, a North Carolina Limited Liability Company	Kelahomar, LLC, a North Carolina Limited Liability Company
2717 Spruce Hill Ct. Pffafftown, NC 27040	2300 Soabar Street Box 16942 Greensboro, NC 27416

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 the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

**See Exhibit "A" Attached Hereto and Made a Part Hereof**

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

The property herein described was acquired by Grantor by instrument recorded in Book 3749, Page 400, Forsyth County Registry.

Submitted electronically by "Justice Law Group, P.A."  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

A map showing the above described property is recorded in Plat Book 3, Page 25, and referenced within this instrument.

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 except for the exceptions hereinafter stated.

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

Subject to Easements, Restrictions, Covenants, Rights-of-Way of Record, if any, and Ad-Valorem Taxes.

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.

Carroll Consortium, LLC, a North Carolina Limited Liability Company  
By: [Signature]  
Daniel W. Carroll, Managing Member

STATE OF NORTH CAROLINA  
COUNTY OF GUILFORD

I, Christopher P. Justice, certify that Daniel W. Carroll, Managing Member of Carroll Consortium, LLC personally came before me this day and acknowledged that he/she is Managing Member of Carroll Consortium, LLC, a Limited Liability Company, and that he/she, as Managing Member, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 1<sup>st</sup> day of July, 2024.

[Signature]  
Official Signature of Notary

My Commission Expires: 10-12-2025

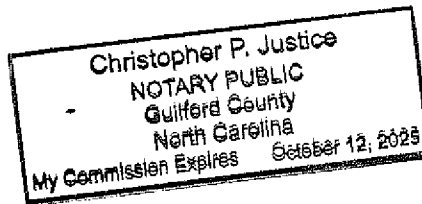


Exhibit "A"

BEGINNING at an iron stake at the southwest intersection of Bon Air Avenue and 29th Street, and running thence westwardly along the south line of 29th Street 100 feet to an iron stake; thence southwardly 50 feet to an iron stake in the north line of Lot 96; thence eastwardly with the north line of Lot 96, 100 feet to an iron stake in the west line of Bon Air Avenue; thence northwardly with the west line of Bon Air Avenue 50 feet to an iron stake; the place of BEGINNING. The same being the eastern two-thirds of Lot 97, Section B, on map of Bon Air, as recorded in Plat Book 3, Page 25, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Tax Parcel Number: 6836-27-7264.000

Property Address: 2842 Bon Air Avenue, Winston-Salem, NC 27105