

2024022184 00067

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$140.00

PRESENTED & RECORDED
07/08/2024 10:56:23 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3814
PG: 4100 - 4102

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$140.00 Parcel Identifier No. Verified by _____ County on the ____ day of _____,

20__

By: _____

Mail/Box to: Bright Law, PLLC, 16745 Birkdale Commons Parkway, #C, Huntersville, NC 28078

This instrument was prepared by Bright Law, PLLC, 16745 Birkdale Commons Parkway, #C, Huntersville, NC 28078

Brief description for the Index: _____

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

GRANTOR

GRANTEE

R. Fitzgerald McMillan and Stacie Danielle Murrill, a
married couple

2265 Glenshire Court
Winston-Salem, NC 27127

BrightStart Partners, LLC, a North Carolina Limited
Liability Company

20311 Chartwell Center Drive, #1599

Cornelius, NC 28031

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, Forsyth County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Submitted electronically by "Bright Law PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Title Insurance Provided By:

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3503 page 3191.

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:

IN WITNESS WHEREOF, the Grantor has duly executed this General Warranty Deed as of the date notated herein. If an entity, by its duly authorized representative.

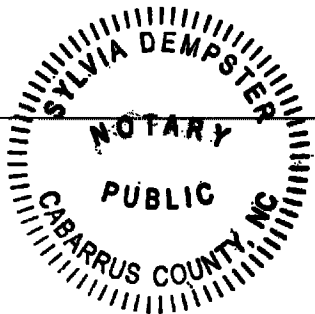
R. Fitzgerald McMillan
 Name: R. Fitzgerald McMillan

Stacie Danielle Murrill
 Name: Stacie Danielle Murrill

STATE OF North Carolina, COUNTY OF Cabarrus

I, Sylvia Dempster, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 4 day of June, 2024 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):
R. Fitzgerald McMillan and Stacie Danielle Murrill

Affix Notary Seal/Stamp



Sylvia Dempster
 Notary Public (Official Signature)
 My commission expires: 09/06/2028

EXHIBIT "A"
Legal Description

BEING KNOWN AND DESIGNATED as Lot No. 3 as shown on the Map of BOSTON HEIGHTS, which map is duly recorded in Plat Book 8, Page 9 (Note - in previous deeds the Plat Book Page refence was in advertently Page 90), in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Being more commonly known as 921 Roosevelt St, Winston-Salem, NC 27105.

Parcel ID # 6826-73-5705