

2024022498 00175

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$390.00

PRESENTED & RECORDED

07/09/2024 03:32:32 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3815

PG: 1332 - 1333

Excise Tax: \$ 390.00

Parcel ID: 6817-46-6391

After recording to: Grantee

This instrument was prepared by: Stephen D. Lowry, 8358-104 Six Forks Rd., Raleigh, NC 27615

Brief Description for the index:

Lot Number 22 Map of Wakeolda Woods Development

Recording Time, Book and Page

NORTH CAROLINA GENERAL WARRANTY DEED*This Conveyance is insured by a title policy issued by Attorneys Title*THIS DEED made this 9 day of July, 2024, by and between**GRANTOR****GRANTEE****Green Street Home Buyers, LLC*****Legacy Capital Investment Group Inc.**

**Green Street Home Buyers, LLC is acting by
 and through its attorney-in-fact, Lawson E.
 Love, pursuant to a recorded power of attorney**

Property Address:**3112 Minart Drive, Winston Salem, NC 27106**

**555 S Mangum St #100
 Durham, NC 27701**

Mailing Address:

*PO Box 39664
 Greensboro, NC 27438*

**_____ If Checked, the property subject to
 conveyance includes the primary residence of
 at least one of the Grantors, otherwise, note as
 N/A, (per NC GS105-317.2)**

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

BEING known and designated as Lot Number 22 as shown on the Map of Wakeolda Woods Development, recorded in Plat Book 17, Page 153, Forsyth County Registry.

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

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

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:

1. Subject to ad valorem taxes for the year 2024 and all subsequent years.
2. Subject to all easements, agreements, and rights of way of record.
3. Subject to restrictions of record, Forsyth County Registry.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

GREEN STREET HOME BUYERS, LLC

By: *Lawson E. Love*
Lawson E. Love, Attorney-in-fact

STATE OF *NC*
COUNTY OF *Wake*

I, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **Lawson E. Love, Attorney-in-fact for GREEN STREET HOME BUYERS, LLC.**

Witness my hand and official stamp or seal, this the *9* day of *July*, 2024.

My commission expires: *6/22/28*

[Signature]
Notary Public

Seal/Stamp

