

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

Recording Time, Book and Page

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

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
<p>Green Street Home Buyers, LLC*</p> <p>Green Street Home Buyers, LLC is acting by and through its attorney-in-fact, Lawson E. Love, pursuant to a recorded power of attorney</p> <p>555 S Mangum St #100 Durham, NC 27701</p>	<p>Legacy Capital Investment Group Inc.</p> <p><u>Property Address:</u> 3112 Minart Drive, Winston Salem, NC 27106</p> <p><u>Mailing Address:</u> PO Box 39664 Winston-Salem, NC 27138</p>
<p><u> </u> 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)</p>	

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

