

2024023222 00101

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$70.00

PRESENTED & RECORDED
 07/15/2024 02:31:50 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3816
PG: 905 - 907

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$70.00

PARCEL IDENTIFIER NO. 6835-70-8619

VERIFIED BY _____ COUNTY ON THE ____ DAY OF _____, 2024
 THIS INSTRUMENT WAS PREPARED BY: 24 HOUR CLOSING

RETURN TO: 24 HOUR CLOSING 1320 MATTHEWS-MINT HILL ROAD, MATTHEWS, NC 28105
 BRIEF DESCRIPTION FOR THE INDEX:

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

	Title Company: <i>Omega National Title Agency, LLC</i>
GRANTOR	GRANTEE
<p>Wesley Hollis, a single person</p> <p>Mailing Address 177 W South St Rialto, CA 92376</p>	<p>Empire Cash Offer LLC, a Delaware Limited Liability Company</p> <p>Property Address: 1436 Fitch St. Winston Salem, NC 27107</p> <p>Mailing Address PO BOX 327 Highland, CA 92346</p>

WITNESSETH: That said Grantor has remained and released and by these presents do remise, release, convey and forever convey unto Grantee, their heirs, and/or successors and assigns, all right, title, claim and interest of the Grantor in and to a certain lot(s) or parcel of land situated in the City of Winston Salem, Forsyth County, North Carolina, and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot No(s) 295 and 296 as shown and Revised Map of Columbia Heights Extension recorded in Plat Book 4, Page 177, Forsyth County Registry.

Property Address: 1436 Fitch St Winston-Salem NC 27107
 Parcel ID: 6835-70-8619

All or a portion of the property herein conveyed (____) includes or (X) does not include the primary residence of a Grantor.

The properties hereinabove described was acquired by Grantor by instrument recorded in Book 3731 at Page 3951.

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.

submitted electronically by "Pinyan Law Office, PLLC d/b/a 24 Hour Closing"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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

All such valid and enforceable easements, restrictions and rights of way of record and the lien of ad valorem taxes for the current year which the grantee herein assumes and agrees to pay.

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

Wesley Hollis (SEAL)
Wesley Hollis

STATE OF California

COUNTY OF San Bernardino

I certify that **Wesley Hollis**, a single person, who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day; acknowledging to me that he voluntarily signed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this ____ day of July, 20 ____.

Notary Signature:

D. J. Martinez

Notary's Printed Name:

D.J. Martinez

[Notarial Seal]

My Commission Expires:

April 21, 2028

General Warranty Deed

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of san bernardino

On July 9th 2024 before me, D.J. Martinez, Notary Public
(insert name and title of the officer)

personally appeared Wesley Hollis
who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~
subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in
his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the
person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)

