

2024023665 00178

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$250.00

PRESENTED & RECORDED
 07/17/2024 04:18:35 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST

BK: RE 3816
PG: 3145 - 3147

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$250.00
Parcel ID:	6845-28-6338
Mail/Box to:	408 Buick Street Trust, 114 E Sprague Street, Winston Salem, NC 27127
Prepared by:	Innovative Closing Solutions, 351 N Peace Haven Road, Winston-Salem, NC 27104
Brief description for the index:	west 1/2 of Lots 72-75, Motor Heights, Plat Book 1, Page 98

THIS GENERAL WARRANTY DEED ("Deed") is made on the 11 day of July, 20 24, by and between:

GRANTOR	GRANTEE
Dustin M. Hull, an unmarried man 6564 Jonathan Street Pfafftown, NC 27040	408 Buick Street Trust 114 E Sprague Street Winston Salem, NC 27127

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows (the "Property"):

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

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3596 Page 3280.

All or a portion of the Property includes or does not include the primary residence of a Grantor.

A map showing the Property is recorded in Book 1 Page 98.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. 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: That Deed of Trust recorded in Book 3596 at Page 3283 as agreed to in a separate writing executed by the parties hereto and items listed below, if any:

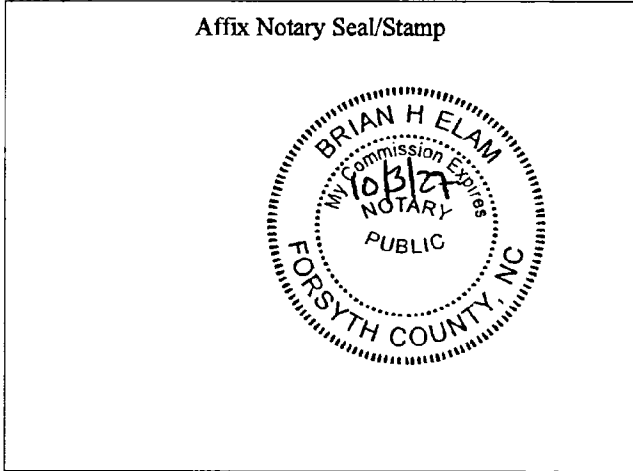
IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

[Handwritten Signature]
Name: Dustin M. Hull

STATE OF NC, COUNTY OF FORSYTH

I, Brian H. Elam, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 17 day of July, 20 24 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):

Dustin M. Hull



[Handwritten Signature]
Notary Public (Official Signature)
My commission expires: 10/3/27

EXHIBIT "A"

Property Address: 408 Buick Street, Winston-Salem, NC 27101

Tax ID: 6845-58-6338 / Block 1558 Lot 072

BEGINNING at an iron stake in the southern right-of-way line of Buick Street, said point beginning at the northeast corner of T. W. Church's property as recorded in Deed Book 827, Page 388; thence running with southern right-of-way line of Buick Street, South 85 deg. 45 min. East 100 feet to a iron stake, Richard G. Purcell's northwest corner; thence with Purcell's line South 04 deg. 08 min. West 200 feet to an iron stake; thence North 85 deg. 45 min. West 100 feet to an iron stake; thence North 04 deg. 08 min. East 200 feet to the point and place of BEGINNING and being the western half of Lots 72, 73, 74 and 75 as shown on Map of MOTOR HEIGHTS as recorded in Plat Book 1 at Page 98 in the Office of the Register of Deeds of Forsyth County, North Carolina, and being the identical property described in deed recorded in Book 969 at Page 259, Forsyth County Registry.