

2024023798 00118

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$324.00

PRESENTED & RECORDED

07/18/2024 01:59:51 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3816

PG: 4021 - 4023

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 324.00

Parcel Identifier No. 6845-28-1618.000 Verified by Forsyth County on the ___ day of _____, 2024

By: _____

Mail/Box to: Holton Box 66

This instrument was prepared by: Lynne R. Holton, Esq., a licensed North Carolina Attorney. Delinquent taxes, if any, shall be paid by the closing Attorney to the County Tax Collector upon disbursement of closing proceeds.

Brief description for the Index: Tract Gardner Street

THIS DEED made this 15th day of July, 2024, by and between

GRANTOR

GRANTEE

Ourrustynails, LLC, a North Carolina limited liability company
6867 August Drive
Clemmons, NC 27012

Antonio Elliott, unmarried
668 Gardner Street
Winston-Salem, NC 27101

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 Grantor's interest in and to that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

This property ___ is x is not the primary residence of one or more of the Grantors.

For back title, see Book 3376, Page 1310, Forsyth County Registry.

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


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:

Easements, rights-of-way and restrictions of record, if any, and real property taxes for the current year which shall be prorated through the closing date.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.


Oourustynails, LLC

By:  (SEAL)
Larry A. Hash, Member/Manager

State of North Carolina - County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Larry A. Hash.

Date: July 15, 2024


Notary Public

Salem Kirkman
Print Name

My commission expires: 08/15/2028

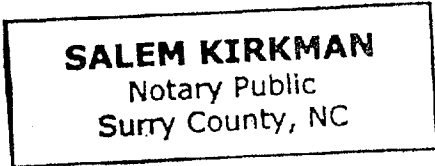


EXHIBIT A

Property Description

BEGINNING at an iron stake in the Western line of the 50 foot right-of-way of Gardner Street, said iron stake being the Northeast corner of Lot 107 of Skyland Park, Section 3, as recorded in Plat Book 21, Page 153, in the Office of the Register of Deeds of Forsyth County, NC; running thence with the Northern line of Lot 107 and falling in with the Northern line of Lot 108, North $89^{\circ} 10' 47''$ West 66.64 feet to an iron stake and continuing on the same call a distance of 143.07 feet to an iron stake, the Southwest corner of the within-described property; thence North $00^{\circ} 49' 13''$ East 75 feet to an iron stake; thence South $89^{\circ} 10' 47''$ East 210 feet to an iron stake in the Western line of the 50 foot right-of-way of Gardner Street; thence with said right-of-way line of Gardner Street South $01^{\circ} 02' 19''$ West 75 feet to an iron stake, the point and place of the BEGINNING.

Consisting of 0.361 acres, more or less, as shown on a survey for Antonio Elliott dated 7-5-2024 by Jerry C. Callicutt, PLS, bearing Job Number 668 Gardner.

Being in all respects the same property as that described in Deed Book 3376, Page 1310, Office of the Register of Deeds of Forsyth County, NC.