

2024024913 00137

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$570.00

PRESENTED & RECORDED
 07/26/2024 02:41:27 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST
 BK: RE 3818
 PG: 1468 - 1470

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$570.00

Tax Parcel Identification Number: 6813-93-7053.000

This instrument was prepared by: T. Lawson Newton, 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.

Return to: McAngus Goudelock & Courie LLC, 380 Knollwood Street, Suite 505, Winston-Salem, NC 27103

Mail Tax Bill to: 1933 Lake Drive, Winston-Salem, North Carolina 27127

Property Address: 1933 Lake Drive, Winston-Salem, North Carolina 27127

Brief description for the Index: See Exhibit A

THIS DEED made this 17 day of July, 2024 by and between

GRANTOR

SLANTED DOOR, L.L.C.
 a North Carolina Limited Liability Company

135 Corbridge Lane
 Winston-Salem, North Carolina 27106-4719

GRANTEE

Jessica Hemrick, a single woman, AND
Trevor Joseph Loken, a single man

1933 Lake Drive
 Winston-Salem, NC 27127

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 the County of **Forsyth**, State of North Carolina and more particularly described as follows:

Submitted electronically by "McCullers, Whitaker & Hamer, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.

For back title reference, see the deed recorded in Book 3745, Page 3496, Forsyth County Registry.

THIS IS NOT THE GRANTOR'S PRIMARY RESIDENCE

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: subject to easements and restrictions of record, if any; and 2024 property taxes.

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

SLANTED DOOR, L.L.C., a North Carolina Limited Liability Company

By: Henry C. Beeson (SEAL)
Name: Henry C. Beeson
Title: Managing Member

STATE OF NORTH CAROLINA - COUNTY OF FORSYTH

I, Julie A Campbell, a Notary Public of the County of Guilford and State of North Carolina, certify that Henry C. Beeson, either being personally known to me or proven by satisfactory evidence (said evidence being North Carolina Driver's License), who is the Managing Member of Slanted Door, L.L.C., a North Carolina Limited Liability Company, personally appeared before me this day and acknowledged that he is Managing Member of Slanted Door, L.L.C., and that as Managing Member being duly authorized to do so, voluntarily executed the foregoing instrument on behalf of said company for the purposes stated therein.

WITNESS my hand and notarial seal, this 17 day of July, 2024.

Notary Public
Name: Julie A Campbell
My Commission Expires: 8/20/2024

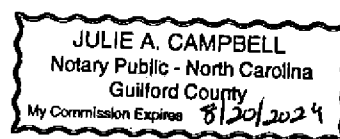


EXHIBIT "A"

BEGINNING at an iron stake, said iron stake being the southwestern corner of Lot No. 12 as shown on the Map of Lakewood Estates recorded in Plat Book 16 at page 137 in the Office of the Register of Deeds of Forsyth County, North Carolina; running thence along the western boundary of Lot No. 12 and the eastern boundary of a 20 foot dedicated drive, North 01 degrees 54 minutes East 249.94 feet to an iron stake, being the northwest corner of Lot No. 12; thence South 83 degrees 47 minutes East 100.11 feet along the northern boundary of Lot No. 12, to an iron stake; thence South 00 degrees 11 minutes West 109.91 feet to an iron stake; thence South 03 degrees 38 minutes West 140.64 feet to an iron stake in the right of way line of the North side of Lake Drive; thence North 83 degrees 28 minutes West 99.60 feet along the right of way line on the North side of Lake Drive to the point and place of BEGINNING; same being the western portion of Lot No. 12 as shown on the Map of Lakewood Estates, recorded in Plat Book 16 at Page 137, in the Forsyth County, North Carolina Registry.

TOGETHER WITH AND INCLUDING that portion of an unnamed alley off of Lake Drive as described and conveyed in the Resolution Ordering the Closing and Abandonment of an Unnamed Alley Of of Lake Drive, recorded August 16, 2019 in Book 3477, page 35, Forsyth County Registry.

SAVE AND EXCEPT the land described in the Deed recorded in Book 3494, page 620, Forsyth County Registry.

PROPERTY ADDRESS:

1933 Lake Dr, Winston Salem, NC 27127

PARCEL ID:

6813937053000