

2024025740 00165

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$148.00

PRESENTED & RECORDED
08/01/2024 03:58:31 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3819
PG: 2015 - 2017

GENERAL WARRANTY DEED

Excise Tax: \$ 148.00

Tax Parcel ID No. 6836-72-9058.000 Verified by _____ County
on the _____ day of _____, 20____ By: _____

Mail/Box to: _____

This instrument was prepared by: Thomas G. Jacobs, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: _____

THIS DEED, made this the 1 day of AUGUST, 2024, by and between

GRANTOR:

Justin H. Jordan, unmarried
whose mailing address is _____
(herein referred to collectively as Grantor) and

GRANTEE: Pitts Enterprise Group LLC DBA Triad Enterprise Partners, LLC, A North Carolina Limited Liability Company

whose mailing address is 1531 Westbrook Plaza Dr #A, Winston-Salem, NC 27103
(herein referred to collectively as Grantee) and

[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

See attached Exhibit A

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 3616 Page 781, and being reflected on plat(s) recorded in Map/Plat Book _____, page/slide _____.

All or a portion of the property herein conveyed _____ includes or _____ does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

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

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

By: _____ (SEAL)
Print/Type Name & Title: _____ Justin H. Jordan

By: _____ (SEAL)
Print/Type Name & Title: _____

By: _____ (SEAL)
Print/Type Name & Title: _____

By: _____ (SEAL)
Print/Type Name & Title: _____

State of NC
County of FORSYTH
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:
Justin H. Jordan
_____ [insert name(s) of principal(s)].
Date: 8-1-24
Patricia A. Tarpley Notary Public
Notary's Printed or Typed Name
My Commission Expires: 10/12/2026
(Official/Notarial Seal)
PATRICIA A. TARPLEY
Notary Public, North Carolina
Forsyth County
My Commission Expires
October 12, 2026

State of _____
County of _____
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:
_____ [insert name(s) of principal(s)].
Date: _____
_____ Notary Public
Notary's Printed or Typed Name
My Commission Expires: _____
(Official/Notarial Seal)

Exhibit A

Lying and being in Forsyth County, North Carolina, and being more particularly described as follows:

Beginning at an iron stake on the south side of Mickey Road (now 14th Street) northeast corner of lot No. 9, running thence eastwardly with Mickey Road (now 14th Street) sixty-three feet to North Street, running thence southwardly with North Street one hundred seventy-one and one half feet to an alley, running thence westwardly sixty-three feet to an iron stake, running thence northwardly one hundred sixty-seven and one half feet to the place of beginning, being known and designated as lot No. 8 on the plat of "Eastern Heights" as shown in Deed Book 73, Page 547, Register of Deeds Office, Forsyth County.

Property Address:

1524 E Fourteenth Street
Winston-Salem, NC 27105

Parcel # 6836-72-9058.000