

2024025897 00124

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$400.00

PRESENTED & RECORDED
08/02/2024 03:57:43 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST
BK: RE 3819

PG: 2981 - 2983

GENERAL WARRANTY DEED

Excise Tax: **\$400.00**
Tax Parcel ID No. **6834-45-9652.000** Verified by _____ County
on the ____ day of _____, 20____ By: _____

Mail/Box to: **Grantee**

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 2 day of August, 2024, by and between

GRANTOR: Caviness Property Management, LLC a NC LLC
whose mailing address is _____
(herein referred to collectively as **Grantor**) and

GRANTEE: Patrice Shantee Frank
whose mailing address is 2444 Lomond Street, Winston-Salem, NC 27127
(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 3752 Page 1076, and being reflected on plat(s) recorded in Map/Plat Book 4, page/slide 147.

All or a portion of the property herein conveyed _____ includes or x 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.

Caviness Property Management, LLC
A NC LLC

By: [Signature] (SEAL)
Print/Type Name & Title: Dylan Caviness, President

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

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

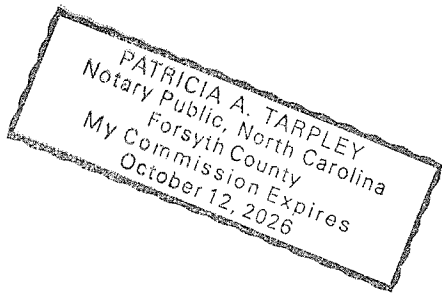
By: _____ (SEAL)
Print/Type Name & Title: _____

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:
Dylan Caviness, President of Caviness Property Management, LLC
[insert name(s) of principal(s)].

Date: 8-2-24
[Signature] Notary Public
Notary's Printed or Typed Name

My Commission Expires:
10/12/2026

(Official/Notarial Seal)


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

BEGINNING at a point located in the western right of way line of Lomond Street, said point being located north 100 feet from the intersection of the western right of way line of Lomond Street with the northern right of way line of Brookline Street and running thence from the beginning point westwardly 150 feet to an alley; running thence north 50 feet to the southwest corner of Lot No. 8 as shown on the hereinbelow referenced plat; running thence east 150 feet to a point located in the western right of way line of Lomond Street; running thence south with the western right of way line of Lomond Street 50 feet to the point and place of the Beginning, and being known and designated as Lot No. 6, Block 63 as shown on the Plat Of The Property Of The Winston-Salem Land and Investment Co., as recorded in the Office of the Register of Deeds of Forsyth County, in Deed Book 40, Page 395, reference to which is hereby made for a more particular description. For further reference see Plat Book 4, Page 147, Forsyth County Registry.

2444 Lomond Street, Winston-Salem, NC 27127