

2024026049 00130

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$120.00

PRESENTED & RECORDED
 08/05/2024 12:57:49 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3819

PG: 3632 - 3633

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 120.00

Parcel Identifier Number: **6844-13-3508.00**

Mail/Box to: Grantee 2708 Ludwig Street, Winston-Salem, NC 27107

This instrument was prepared by: WYATT EARLY HARRIS WHEELER, LLP (Truman A. Barker)

Brief description for the Index: L 133, Carlton Bluff; PB 8-89

THIS DEED made this 2 day of August, 2024, by and between:

GRANTOR

TruWil Ventures LLC
 a North Carolina limited liability company

Mailing Address:
 1540 Pebble Ridge Road
 Winston-Salem, NC 27107

GRANTEE

Tiffany Miller

Property Address:
 2708 Ludwig Street
 Winston-Salem, NC 27107

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership. 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 **FORSYTH** COUNTY, NORTH CAROLINA and more particularly described as follows:

Being all of Lot 133 as shown on map of Carlton Bluff as recorded in Plat Book 8, Page 89, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Property Address: 2708 Ludwig Street, Winston-Salem, NC 27107

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2945, Page 3956.
and Deed Book 3819, Page 3357.

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

A map showing the above described property is recorded in Plat Book 8 Page 89.

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*.

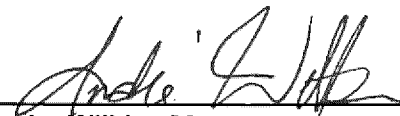
AND THE GRANTOR COVENANTS with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the

submitted electronically by "Barker Law, P.C."
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

title against the lawful claims of all persons whomsoever, other than the following exceptions: *Subject to easements, covenants, restrictions and rights-of-way of record, if any.*

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

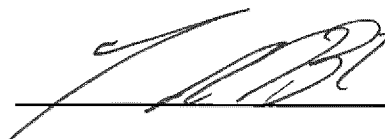
TRANSFEROR: TRUWIL VENTURES LLC

BY:  (SEAL)
Andre Wilkins, Manager

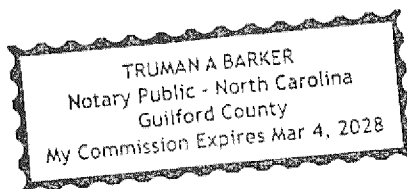
STATE OF North Carolina
COUNTY OF Guilford
I, Truman A. Barker

a Notary Public of the above County and State, certify that **ANDRE WILKINS** in his/her capacity as duly authorized **Manager** of **TRUWIL VENTURES LLC**, a North Carolina limited liability company, personally appeared before me this day and at the same time and place all of the following occurred: (a) the aforesaid individual appeared in person before me; (b) the aforesaid individual was personally known to me, or identified by me through satisfactory evidence; and (c) the aforesaid individual either indicated and acknowledged to me that the signature on the above document was his/hers or signed the above document while in my physical presence, and while being personally observed by me so doing.

Aug 2, 2014
DATE


NOTARY PUBLIC

MY COMMISSION EXPIRES: Mar 4, 2028



(OFFICIAL SEAL)