

2024026617 00001

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$206.00

PRESENTED & RECORDED
08/09/2024 08:03:23 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3820
PG: 2530 - 2532

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$\$206.00

Parcel Identification No. 6837-45-0059.000

Title Insurance Company: Trademark Title / Commonwealth Land Title Insurance Company

Mail/Box to: E&J General Construction Corp, 1339 Bristow Street, Apt 2A, The Bronx, NY 10459

This instrument was prepared by: Paladin Law, 301 N. Highway 16, #175, Denver, NC 28037, a validly existing NC law firm

Brief description for the Index: METES & BOUNDS

THIS DEED made this 23 day of July, 2024 by and between

GRANTOR	GRANTEE
Juanita D. Cannady, a widow	E&J General Construction Corp Inc., a North Carolina Corporation
<i>Mailing Address:</i> 113 25th Street Northwest Winston-Salem, NC 27105	<i>Mailing Address:</i> 1339 Bristow Street, Apt 2A The Bronx, NY 10459
	<i>Property Address:</i> 4308 Mineral Avenue Winston-Salem, NC 27105

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 or condominium unit situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3814, Page 2861.

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

A map showing the above described property is recorded in Plat Book N/A, Page N/A.

Submitted electronically by "Paladin Law"
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, Restrictions and Right of Way of Record.
- Ad Valorem Taxes for Current Year

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

Juanita D. Cannady
 Juanita D. Cannady

STATE OF NORTH CAROLINA
 COUNTY OF ~~MECKLENBURG~~ *Forsyth*

I, *Laurie Ann Livingston*, Notary Public, do hereby certify that Juanita D. Cannady personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 23 day of July, 2024.

Laurie Ann Livingston
 Official Signature of Notary
 Printed or typed name of Notary *Laurie Ann Livingston*

My Commission Expires: *3/17/2025*

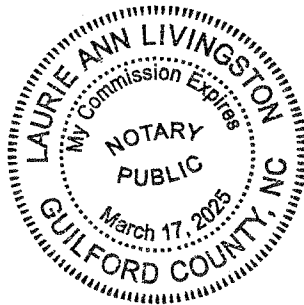


EXHIBIT A

Commencing at an EIP on the western right of way line of Mineral Avenue (40' right of way) and corner with David J. Cannady and Juanita D. Cannady, and being N 5° 19' 39" E, a distance of 992.39' from the intersection with Ontario Street, said point being the POINT OF BEGINNING; thence new line with said Cannady, N 83° 36' 22" W, a distance of 199.79' to an existing iron pipe and corner with Chamption Industries, Inc.; thence with said Chamption Industries, Inc. the following two courses: N 6° 29' 54" E, a distance of 79.92' to an existing iron pipe; thence S 83° 41' 18" E, a distance of 190.94' to an existing iron pipe marking the 60.00' right of way line of Mineral Avenue: thence S 83° 41' 18" E, a distance of 9.30' to an existing iron pipe in the 40.00' right of way line of Mineral Avenue; thence with the western right of way line of said street S 6° 49' 34" W, a distance of 80.21' to the POINT OF BEGINNING; said described tract containing 0.37 Acres (16,013.66 sq. ft.), more or less as shown on survey by Clay V. Fulton dated December 11, 2004 and shown as Job No. 04-043.

******Property address and Parcel ID are provided for informational purposes only.***

Property Address: 4308 Mineral Avenue, Winston-Salem, NC 27105

Parcel ID: 6837-45-0059.000