

**2024027117 00001**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$320.00

PRESENTED & RECORDED  
08/14/2024 08:02:14 AM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE, ASST  
BK: RE 3821  
PG: 901 - 903

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$320.00

Parcel No. 6834-06-6345.00

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_

Mail/Box to: Grantee at: 713 W Sprague Street Winston Salem, NC 27127

**This instrument was prepared by Heather J. Kiger, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by closing attorney to the county tax collector upon disbursement of closing proceeds.**

Brief description: Lot 39, Bahnon Place, Plat Book 1 Page 41 Forsyth County, North Carolina.

THIS DEED made this 13<sup>th</sup> day of August 2024, by and between

GRANTOR	GRANTEE
<p data-bbox="215 1087 812 1150"><b>Polo Partners, LLC a North Carolina Limited Liability Company</b></p> <p data-bbox="324 1182 706 1276">FORWARDING ADDRESS: <b>129 Fayette St. Suite 102 Winson-Salem, NC 27101</b></p> <p data-bbox="235 1329 795 1392">PROPERTY ADDRESS IS _____ IS NOT <input checked="" type="checkbox"/> GRANTOR'S PRIMARY RESIDENCE</p>	<p data-bbox="982 1087 1315 1119"><b>Ward Owen, unmarried</b></p> <p data-bbox="966 1150 1331 1245">PROPERTY ADDRESS: <b><u>713 W. Sprague Street</u> <u>Winston-Salem, NC 27127</u></b></p>

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:

**See attached Exhibit "A"**

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.

Submitted electronically by "Heather Kiger Law PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 all easements, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2024 and subsequent years.

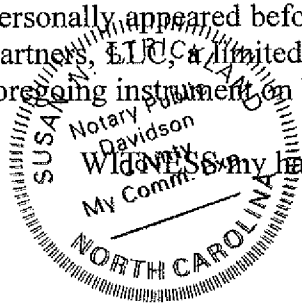
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Marvin Joel Luck, Jr. (SEAL)  
Polo Partners, LLC  
BY: Marvin Joel Luck, Jr.  
ITS: Manager

**NORTH CAROLINA  
FORSYTH COUNTY**

I, the undersigned Notary Public, do hereby certify that **Marvin Joel Luck, Jr.** personally appeared before me this day and acknowledged that he is (Member/Manager) of Polo Partners, LLC, a limited liability company, and further acknowledged the due execution of the foregoing instrument on behalf of the limited liability company.

Witness my hand and notarial seal this 13th day of August 2024.



Susan Davidson  
Notary Public

My commission expires:  
8/20/2028

**Exhibit "A"**

**Being known and designated as Lot 39 as shown on the plat of BAHNSON PLACE, as recorded in Plat Book 1 at Page 41 in the Office of the Register of Deeds of Forsyth County, North Carolina to which reference is hereby made for a more particular description.**