

2024027572 00037

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$220.00

PRESENTED & RECORDED
08/16/2024 10:25:47 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST
BK: RE 3821
PG: 3379 - 3381

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 220.00

Parkview Service Center LO033 BL1714 BU1 Parcel Identifier No. 6854-28-8838.000

Mail after recording & all future tax bills to: GRANTEE

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

THIS DEED made this 14 day of August, 2024 by and between

GRANTOR

LUSK RENTAL PROPERTIES, LLC
A North Carolina limited liability company
Mailing Address: 3002 Georgia Road, Yadkinville, NC 27055

GRANTEE

SOUTH FRAMING CONSTRUCTION LLC
A North Carolina limited liability company
Mailing Address: 517 Park Blvd, Winston Salem, NC 27127

Subject Property: 113 Green Point Road, Winston Salem, NC 27107

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.

Submitted electronically by A.L. Collins, PLLC in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 City of Winston Salem, Forsyth County, North Carolina, and more particularly described as follows:

SEE ATTACHED EXHIBIT A

The above described property is not the primary residence of the Grantor.

Prior deed reference can be found in Deed Book 3239 at page 2874 and Plat Book 4 at Page 99, Forsyth County Registry.


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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions: easements, restrictions, rights-of-way and ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, or, if corporate, has caused this Deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

LUSK RENTAL PROPERTIES, LLC
A North Carolina limited liability company

 (SEAL)
John F. Lusk, Manager / Owner

NORTH CAROLINA, FORSYTH COUNTY

I, Whitney E. Hunter being a Notary Public in and for said State and County do hereby certify that the following person **John F. Lusk**, being the Owner and Manager of Lusk Rental Properties, LLC a North Carolina limited liability company and under his authority to do so, he personally appeared before me this day acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated as Grantor. Witness my hand and official stamp or seal, this the 16 day of August, 2024.



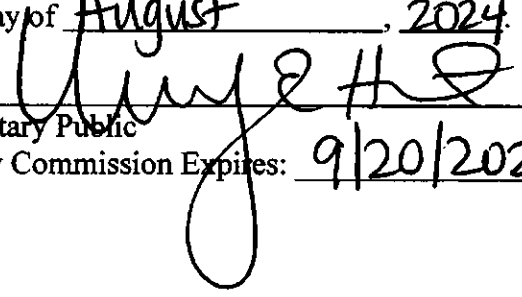

Notary Public
My Commission Expires: 9/20/2024

EXHIBIT A

BEING KNOWN and designated as lots numbers 33, 34 and 35 as shown on the map of Ebert Court as recorded in Plat Book 4, page 99 in the Office of the Register of Deeds of Forsyth County, North Carolina to which map reference is hereby made for a more particular description.

TOGETHER WITH all of the rights, title and interest of the grantors in and to a certain easement for obtaining water from Garvey W. Tulbert, et ux, to William B. Newsom, et ux, dated December 2, 1965 and recorded in the Office of the Register of Deeds, Forsyth County, North Carolina. Being the same property and same water easement as that designated in Deed of Trust Book 943, page 397 in the Office of the Register of Deeds, Forsyth County, North Carolina.