

**2024027837 00128**

FORSYTH COUNTY NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

**\$12.00**

PRESENTED &amp; RECORDED

08/19/2024 04:41:29 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

**BK: RE 3822****PG: 617 - 618****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: **\$12.00**Parcel Identifier No.: **6846-03-3256.000**Mail/Box to: **The Ellison Law Firm, 112 North Marshall Street, Winston-Salem, NC 27101**This instrument was prepared by: **Attorney Eric S. Ellison**Brief description for the Index: **Lot No. 131, Overbrook**THIS DEED made 15<sup>th</sup> day of August, 2024 by and between

GRANTOR	GRANTEE
<b>Darris Fleming, A single person</b>	<b>First Homes, LLC (a North Carolina Limited Liability Company)</b>
<b><u>Mailing Address:</u> 1413 Revere Road Winston-Salem, NC 27103</b>	<b><u>Mailing Address:</u> P.O. Box 1367 Thomasville, NC 27361</b>
<b>SUBJECT PROPERTY IS NOT THE GRANTOR'S PRIMARY RESIDENCE</b>	<b><u>Property Address:</u> 1608 Attucks Street Winston-Salem, NC 27105</b>

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.

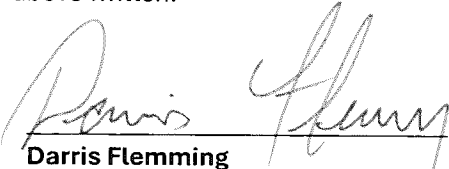
WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple all that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

**BEGINNING** at an iron pipe in the west margin of Fourteen Street (old Mickey Mill Road) in the northeast corner of Lot #132; and running thence in a westerly direction with the north line of Lot #132, 150.4 feet to an iron pipe in the east line of Lot #121; thence in a northerly direction with the east line of Lot #121, 57.5 feet to an iron pipe in the east line of Lot #121 (also the southwest corner of Lot #130); thence in an easterly direction with the south line of Lot #130; 166.2 feet to an iron pipe in the west margin of Mickey Mill Road, or Fourteenth; thence in a southerly direction with Mickey Mill Road 51.2 feet to the beginning, the same being Lot #131, as shown on the map of Overbrook, recorded in Plat Book 1, Page 5-A, Register of Deeds Office, Forsyth County, North Carolina.

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.

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

 (SEAL)  
**Darris Flemming**

State of North Carolina)

County of Forsyth )

I, the undersigned, a Notary Public in and of said County and State aforesaid, do hereby certify that **Darris Flemming** personally appeared before me and acknowledged the execution of the foregoing instrument for the purpose stated therein and, in the capacity, indicated

Witness my hand and Notarial stamp or seal this 15<sup>th</sup> day of August, 2024.

My Commission Expires: 08-02-27

Notary Public: 