

2024029719 00158

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$260.00

PRESENTED & RECORDED
09/03/2024 02:40:58 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3824
PG: 2373 - 2375

GENERAL WARRANTY DEED

Excise Tax: 260.00

Tax Parcel ID No. 6826-81-3507.000 Verified by _____ County
on the ____ day of _____, 20____ By: _____

Mail/Box to: _____

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

Brief description for the Index: _____

THIS DEED, made this the 24 day of August, 2024, by and between

GRANTOR: Dwayne DeNorris Tate, unmarried
whose mailing address is _____
(herein referred to collectively as **Grantor**) and

GRANTEE: ET Buys Homes, LLC
whose mailing address is 1418 Sevin Ridge, Fuquay-Varina, NC 27526
(herein referred to collectively as **Grantee**) and

[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

See attached Exhibit A

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 3368, Page 4287, and being reflected on plat(s) recorded in Map/Plat Book _____, page/slide _____.

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

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

submitted electronically by "Lowry & Assoc"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

By: Dwayne DeNorris Tate (SEAL)
Print/Type Name & Title: Dwayne DeNorris Tate

By: _____ (SEAL)
Print/Type Name & Title: _____

By: _____ (SEAL)
Print/Type Name & Title: _____

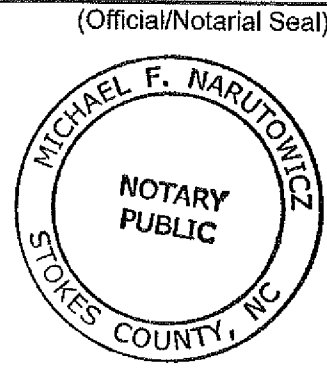
By: _____ (SEAL)
Print/Type Name & Title: _____

State of North Carolina
County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:
Dwayne DeNorris Tate
_____ [insert name(s) of principal(s)].

Date: August 14, 2024

Michael F. Narutowicz
Michael F. Narutowicz Notary Public
Notary's Printed or Typed Name



My Commission Expires:
April 6, 2029

State of _____
County of _____

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:
_____ [insert name(s) of principal(s)].

Date: _____

Notary Public
Notary's Printed or Typed Name

(Official/Notarial Seal)

My Commission Expires:

"Exhibit A"

The Land Referred To Herein Below Is Situated In The County Of Forsyth, State Of North Carolina, And Is Described As Follows:

Beginning At An Iron Stake On The West Side Of Thurmond Street, Said Stake Being The Southeast Corner Of Lot No. 9; Running Thence In A Westerly Direction Along The North Line Of Lot No. 9 218.1 Ft. To An Iron Stake, The Southwest Corner Of Lot No. 9; Running Thence In A Southernly Direction Along The East Line Of Children's Home Property 50 Ft. To An Iron Stake, The Northwest Corner Of Lot No. 7; Running Thence In An Easternly Direction Along The North Line Of Lot No.7 223.3 Ft. To An Iron Stake, In The West Line Of Thurmond Street; Running Thence In A Northernly Direction Along The West Line Of Thurmond Street 50 Ft. To The Place Of Beginning. Being All Of Lot No. 8, Map Of Clinard Crest, Winston-Salem, N.C. Surveyed By Fred Funsler, C. E., Recorded In Plat Book 10, Page 92, Office Of The Register Of Deeds, Forsyth County, N.C.

Parcel ID: 6826-81-3507

Address: 1304 Thurmond St, Winston Salem, NC 27105