

2024029855 00061

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$154.00

PRESENTED & RECORDED
 09/04/2024 12:14:24 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
 BK: RE 3824
 PG: 3045 - 3047

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$154.00
Parcel ID:	6833-36-4580
Mail/Box to:	Crown Shared Holdings Inc. a NC Corporation, 141 E. Sprague Street, Winston Salem, NC 27127
Prepared by:	Innovative Closing Solutions, 351 North Peace Haven Road, Winston Salem, NC 27104
Brief description for the index:	Lot 247 Weston Section 4 on Plat Book 13, Page 221

THIS GENERAL WARRANTY DEED ("Deed") is made on the 26 day of August, 2024, by and between:

GRANTOR	GRANTEE
Garry Michael McMillan and spouse, Debra McMillan 2512 Midway School Road Winston Salem, NC 27107	Crown Shared Holdings Inc. a NC Corporation 141 E. Sprague Street Winston Salem, NC 27127

Property Address: 25 Arnold Avenue, Winston-Salem, NC 27127

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 2776 Page 1059.

All or a portion of the Property ☐ includes or ☒ does not include the primary residence of a Grantor.

A map showing the Property is recorded in Book 13 Page 221.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

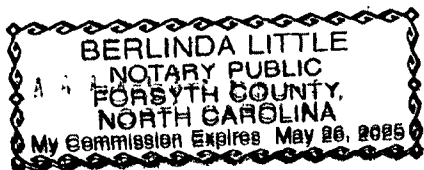
IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Garry Michael McMillan
 Name: Garry Michael McMillan
Debra McMillan
 Name: Debra McMillan

STATE OF NC, COUNTY OF FORSYTH

I, BERLINDA LITTLE, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 26 day of AUGUST, 20 24 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):
Garry Michael McMillan and Debra McMillan

Affix Notary Seal/Stamp



Berlinda Little
 Notary Public (Official Signature)
 My commission expires: MAY 26, 2025

EXHIBIT "A"

Property Address: 25 Arnold Avenue, Winston-Salem, NC 27127

Tax ID: 6833-36-4580 / Block 2360 Lot 247B

BEING KNOWN AND DESIGNATED as Lot No. 247 as shown on the Map of "WESTON", Section 4, as recorded in Plat Book 13, Page 221, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.