

**2024029942 00146**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$102.00**

PRESENTED & RECORDED  
 09/04/2024 04:52:20 PM

LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY: OLIVIA DOYLE, ASST  
**BK: RE 3824**  
**PG: 3538 - 3539**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **\$102.00**

Parcel Identifier No.: **6826-75-8775.000**

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. 6, Part of ALTA VISTA**

THIS DEED made 30<sup>th</sup> day of August, 2024 by and between

GRANTOR	GRANTEE
<b>Ricky L. Curry and spouse            Leighann Curry</b>	<b>Tyndale Properties, LLC            (A North Carolina Limited Liability Company)</b>
<b><u>Mailing Address:</u>            591 Becky Hill Road            Lexington, NC 27295</b>	<b><u>Mailing Address:</u>            13663 Providence Road, PMB 283            Weddington, NC 28104</b>
<b>SUBJECT PROPERTY IS NOT            THE GRANTOR'S PRIMARY RESIDENCE</b>	<b><u>Property Address:</u>            724 West 26<sup>th</sup> 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 City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

submitted electronically by "The Ellison Law Firm"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

**BEING KNOWN AND DESIGNATED** as Lot No. 6, as shown on Map of Part of ALTA VISTA as recorded in Plat Book 13, Page 91, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. For further reference see Deed Book 1591, Page 1056, 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.

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

*Ricky L. Curry* (SEAL)  
**Ricky L. Curry**

*Leighann Curry* (SEAL)  
**Leighann Curry**

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 **Ricky L. Curry and Leighann Curry** 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 30<sup>th</sup> day of August, 2024.

Notary Public: *Arli Silva Bernal*

My Commission Expires: 03-02-27

