

2024030552 00031

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$600.00

PRESENTED & RECORDED

09/10/2024 10:30:35 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3825

PG: 2334 - 2335

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 600.00

PIN#: 5897-69-0152.000

Property Address: 3641 Community Church Rd. Winston-Salem, NC 27040

Mail after recording to: Grantee at mailing address below.

This instrument was prepared by: CLINT CALAWAY, 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.

No title search performed or requested. No tax advice given or requested. No current survey provided.

THIS DEED made this 6th day of September 2024 by and between

GRANTOR

Kimberly A. Gordon, FKA Kimberly A. Ring, as Trustee under the Kimberly A. Ring Revocable Trust Agreement dated October 26, 2015.

Mailing Address: 4492 Lochurst Dr. Pfafftown, NC 27040

GRANTEE

Prak Homes, LLC

Property Address: 3641 Community Church Rd. Winston-Salem, NC 27040

Mailing Address: 323 Bridle Farm Way Apt. 203 Winston-Salem, NC 27106

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 and more particularly described as follows:

BEING KNOWN and designated as Lot B as shown on the Recombination Survey for Billy Craig Ring, as recorded

in Plat Book 62, Page 196 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 3641 Community Church Rd. Winston-Salem, NC 27040

Together with and subject to all easements and restrictions of record, if any.

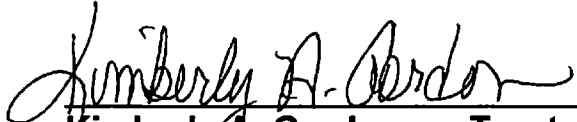
All or a portion of the property described hereinabove was acquired by Grantor by instrument recorded in Book 3272, Pages 3005-3007, Forsyth County Registry.

The above-described property does include the primary residence of the Grantor.

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, save and except easements, restrictions, and rights of way as appear of record, and 2024 city-county ad valorem taxes, now due and payable.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals the day and year first above written.

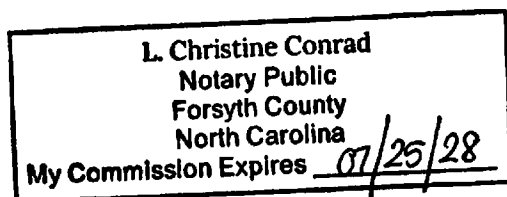
 (SEAL)


Kimberly A. Gordon, as Trustee under the Kimberly A. Ring Revocable Trust dated October 26, 2015

STATE OF NC
COUNTY OF Forsyth

I, L. Christine Conrad a Notary Public of Forsyth County, State of North Carolina, certify that **Kimberly A. Gordon, as Trustee under the Kimberly A. Ring Revocable Trust dated October 26, 2015** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this, the 6th day of September 2024.




Notary Public
Print Notary Name: L. Christine Conrad
My Commission Expires: 07/25/28