

2024032212 00133

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$566.00

PRESENTED & RECORDED
09/23/2024 03:10:32 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3827
PG: 2060 - 2061

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$566.00

Parcel Identifier No. Verified by: _____ County on the ____ day of _____ 20__
By: _____

Mail/Box To: Grantee

This instrument prepared by: KENNETH S. LUCAS, JR, 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: **5900 Meadowdale Ct *WITHOUT TITLE EXAMINATION***

THIS DEED made this 20 day of September 2024 by and between

Grantor

Grantee

Offer Out, LLC
3785 Crusade Drive
Winston Salem, NC 27101

Sydney Pauline Higgins, and
husband Samuel James Higgins
Mailing Address:
5900 MEADOWDALE COURT,
WINSTON-SALEM, NC 27105

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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:

BEING KNOWN AND DESIGNATED as Lot No. 27 as shown on the Map of PINEBROOK VALLEY, SECTION 1, recorded in Plat Book 25 at Page 116 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.

Submitted electronically by "Law Office of Richard R. Foust"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3808, Page 983.

A map showing the above described property is recorded in Plat Book ___ Page ___.

TO HAVE AND TO HOLD 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, other than the following exceptions:

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

Offer Out, LLC

By:

[Handwritten Signature]
Title: President

(SEAL)

(SEAL)

STATE OF NORTH CAROLINA – COUNTY OF GUILFORD.

I, the undersigned Notary Public of the County and State aforesaid, certify that DENDRIM MARKU personally came before me this day and acknowledged that he is the President of Offer Out, LLC, and that by authority duly given and as the act of each entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal this 20 day of September 2024.

My Commission Expires: 11-12-2027

Angela S. Goedeck
NOTARY PUBLIC
Printed Name: Angela S. Goedeck

