

2024032404 00007

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$110.00

PRESENTED & RECORDED

09/25/2024 08:29:11 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3827**PG: 3133 - 3135****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax:	\$110.00
Parcel ID:	6835-77-1277
Mail/Box to:	Belcher & Belcher Properties LLC, a NC LLC Belcher & Belcher Properties LLC, a NC LLC, Post Office Box 425, Knightdale, NC 27545
Prepared by:	Innovative Closing Solutions, 351 North Peace Haven Road, Winston Salem, NC 27104
Brief description for the index:	Lot 3 Block D Claremont on Plat Book 1 Page 4 Winston Township

THIS GENERAL WARRANTY DEED ("Deed") is made on the _____ day of _____, 20____, by and between:

GRANTOR	GRANTEE
Celina E Kowalczyk-Kois and spouse, Slawomir J Kojs 4031 Winchester Road Winston Salem, NC 27106	Belcher & Belcher Properties LLC, a NC LLC Post Office Box 425 Knightdale, NC 27545

Property Address: 1410 E 4th Street, Winston-Salem, NC 27101

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 3682 Page 1601.

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 1 Page 4.

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.

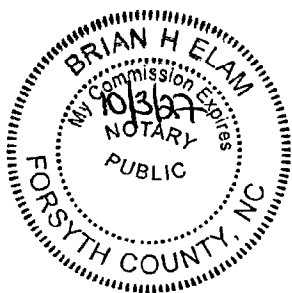
[Signature]
 Name: Celina E Kowalczyk-Kois

[Signature]
 Name: Slawomir J Kojs

STATE OF NC, COUNTY OF FORSYTH

I, BRIAN H. ELAM, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 24 day of SEPTEMBER, 20 24 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):
Celina E Kowalczyk-Kois and Slawomir J Kojs

Affix Notary Seal/Stamp



[Signature]
 Notary Public (Official Signature)
 My commission expires: 10/3/27

EXHIBIT "A"

Property Address: 1410 E 4th Street, Winston-Salem, NC 27101
Tax ID: 6835-77-1277 / Block 0397 Lot 003

Lying near the East corporation line of the City of Winston, fronting 60 feet on the South side of Fourth Street and of that width extending back South 99.56 feet to the rear line of Lot No. 11 and being known and designated as Lot No. 3 Block D "Claremont" Property as shown on a plat of said property recorded in Plat Book 1, page 4, in the Office of the Register of Deeds for Forsyth County, North Carolina, reference to which is hereby made.

For chain of title, see that quit claim deed to Celina E Kowalczyk-Kois dated March 15, 2022 and recorded in Book 3682, Page 1601 and quit claim deed to Medallen Investments LLC dated September 30, 2021 and recorded in Book 3645, Page 781 and the Estate of Fred Morris Sr in Forsyth County Clerk of Courts Office bearing file number 97 E 1843 and those quit claim deeds to Fred Morris dated July 6, 1988 recorded in Book 1645, Page 3304 and dated March 17, 1988 recorded in Book 1636, Page 3441 and that warranty deed to Lucille Evans dated April 6, 1971 recorded in Book 1015, Page 683 and that deed of conveyance from Addie Fulk Hege to Lewis Owens Peoples and wife Mary Lizzie Peoples, dated February 9, 1944. See also Deed Book 511 page 101, all of the Forsyth County, N. C. Registry.