

2024032654 00088

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$100.00

PRESENTED & RECORDED
09/26/2024 01:53:05 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3828
PG: 180 - 182

GENERAL WARRANTY DEED

Excise Tax: \$100.00
Tax Parcel ID No. 6826-83-6825.000 Verified by _____ County
on the ____ day of _____, 20__ By: _____

Mail/Box to: Grantee: 2118 Wythe Street, Greensboro, NC 27401

This instrument was prepared by: Thomas G. Jacobs, 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:

THIS DEED, made this the 26th day of SEPTEMBER, 2024 by and between

GRANTOR: Richard M. Miller, unmarried
whose mailing address is _____
(herein referred to collectively as **Grantor**) and

GRANTEE: Eyram Properties, LLC, a Nevada Limited Liability Company
whose mailing address is 2118 Wythe Street, Greensboro, NC 27401
property address is 1732 Harrison Avenue, Winston-Salem, NC 27105

(herein referred to collectively as **Grantee**) and

[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

See attached Exhibit A

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 1809 Page 621, and being reflected on plat(s) recorded in Map/Plat Book 4, page/slide 54-55.

All or a portion of the property herein conveyed _____ includes or x does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple,
submitted electronically by "Law Office of Thomas G. Jacobs"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

By: _____ (SEAL)
Print/Type Name & Title: _____ Richard M. Miller

By: _____ (SEAL)
Print/Type Name & Title: _____

By: _____ (SEAL)
Print/Type Name & Title: _____

By: _____ (SEAL)
Print/Type Name & Title: _____

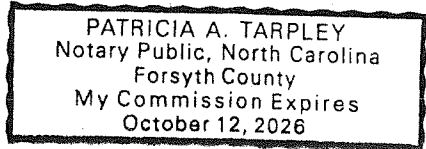
State of NC
County of FORSYTH

(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Richard M. Miller
_____ [insert name(s) of principal(s)].

Date: 9-26-24
Patricia A. Tarpley Notary Public
Notary's Printed or Typed Name



My Commission Expires: 10/12/2026

State of _____
County of _____

(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

_____ [insert name(s) of principal(s)].

Date: _____
_____ Notary Public
Notary's Printed or Typed Name

My Commission Expires: _____

Exhibit A

Being Known and designated as Lots 18 and 20 in Block No. 7, as shown on plat of North Cherry Street Development, recorded in Map Book 4, Pages 54 and 55, in the Office of the Register of Deeds of Forsyth County, North Carolina and being designated in the records of the Forsyth County Tax Supervisor's Office as Tax Block 1347, Lots 18 and 20.

[Handwritten signature]
9-26-27