

2024033207 00051

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
 \$30.00

PRESENTED & RECORDED
 10/01/2024 09:53:26 AM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
 BK: RE 3828
 PG: 3640 - 3641

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$30.00

PARCEL IDENTIFIER NO. 6844-35-0405

VERIFIED BY _____ COUNTY ON THE ____ DAY OF _____, 2024

THIS INSTRUMENT WAS PREPARED BY: 24 HOUR CLOSING

RETURN TO: GRANTEE

BRIEF DESCRIPTION FOR THE INDEX: Lot No. 8, Allie Nissen Linville Subdivision

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

Title Company: *Hockey Title Insurance*

GRANTOR	GRANTEE
Alton L. Sprinkle and wife, Teresa Yeatts Sprinkle	Flatland Concrete Contracting LLC
Mailing Address: 1903 Lyons Street Winston Salem, NC 27107	Property Address: 2239 Sunshine Avenue Winston Salem, NC 27107
	Mailing Address: 4484 Jerry Street Trinity, NC 27370

WITNESSETH: That said Grantor has remained and released and by these presents do remise, release, convey and forever convey unto Grantee, their heirs, and/or successors and assigns, all right, title, claim and interest of the Grantor in and to a certain lot(s) or parcel of land situated in the City of Winston Salem, Forsyth County, North Carolina, and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot No. 8 as shown on the Map of the subdivision of the property of Allie Nissen Linville, recorded in Plat Book 4, Page 202, 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: 2239 Sunshine Avenue, Winston Salem, NC 27107
Parcel ID: 6844-35-0405

All or a portion of the property herein conveyed includes the primary residence of a Grantor.

The properties hereinabove described was acquired by Grantor by instrument recorded in Book 2061 at Page 998.

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.

submitted electronically by "Pinyan Law Office, PLLC d/b/a 24 Hour Closing"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 lawful claims of all persons whomsoever, other than the following exceptions:

All such valid and enforceable easements, restrictions and rights of way of record and the lien of ad valorem taxes for the current year which the grantee herein assumes and agrees to pay.

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

Alton L. Sprinkle
Alton L. Sprinkle

Teresa Yeatts Sprinkle
Teresa Yeatts Sprinkle

STATE OF NORTH CAROLINA
COUNTY OF Forsyth

I certify that Alton L. Sprinkle and wife, Teresa Yeatts Sprinkle, who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 24th day of September, 2024.

Notary Signature: Carmen C. Cannon

Notary's Printed Name: Carmen C. Cannon

My Commission Expires: 12/24/2028

[Notarial Seal]

