

2024033436 00082

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$326.00

PRESENTED & RECORDED
10/02/2024 01:01:49 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3829
PG: 482 - 484

SPECIAL WARRANTY DEED

Excise Tax: \$326.00

Tax Parcel ID No. 6834-92-3237.000

Verified by Forsyth County on the ____ day of _____, 2024 By: _____

Mail/Box to: Holton Box 66

This instrument was prepared by: Lynne R. Holton, Esq., a licensed North Carolina Attorney. Delinquent taxes, if any, shall be paid by the closing Attorney to the County Tax Collector upon disbursement of closing proceeds.

Brief description for the Index: Lot No. 3, Map of Rosie Street Homes

THIS DEED, made this the 10 day of SEPT, 2024, by and between

GRANTOR: Brian T. Bain, Commissioner (herein referred to as **Grantor**) and

GRANTEE: James Paul and spouse, Karla Paul, whose mailing address is 7475 Princess Ann Court, Rural Hall, NC 27045 (herein referred to as **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 Grantees in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the City of Winston-Salem, County of Forsyth, State of North Carolina, more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

See Forsyth County Clerk of Court file 23 SP 791.

All or a portion of the property herein conveyed 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, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor has done nothing to impair the title as received by Grantor and that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor.

This conveyance is made subject to the following Exceptions and Reservations: Easements, rights-of-way and restrictions of record, if any.

submitted electronically by "Holton Law Firm"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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.



(SEAL)


Brian T. Bain, Commissioner

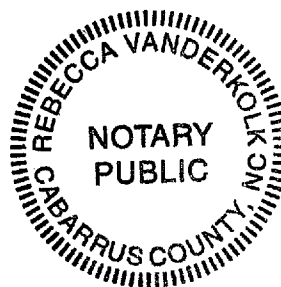
State of North Carolina
County of Mecklenburg

(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:
Brian T. Bain.

Date: 9-10-2024


Rebecca Vanderkolk Notary Public
Notary's Printed or Typed Name



My Commission Expires:
My Commission Expires:
08/21/2027

Exhibit A

BEING KNOWN AND DESIGNATED AS Lot No. 3, as shown on the Map of Rosie Street Homes, recorded in Plat Book 24 at Page 11, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.