

2024033444 00090

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$260.00

PRESENTED & RECORDED

10/02/2024 01:36:22 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3829**PG: 538 - 540**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$260.00**Parcel Identifier No.: 6827-71-2868.000**

Brief description for index: : Lot 11, Block 2, Daltonia, Section 3

Mail deed/taxes after recording to Grantee: 421 Gossett Street, Winston Salem, NC 27105

This instrument was prepared by: **Patti D. Dobbins, Attorney at Law**THIS DEED made this 2nd day of October, 2024 by and between**GRANTOR:**

FLEX ENTERPRISES, LLC*, a North Carolina
 Limited Liability

Address: 305 Ashford Court
 Winston Salem, NC 27103

GRANTEE:**STEPHEN CUCCIO (married)**

and

JESSE RYAN OATES (married)*(Joint Tenants with Rights of Survivorship)*

Property Address: 421 Gossett Street
 Winston Salem, NC 27105

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.

WITNESSTH, 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:

**The purpose of this Deed is that Flex Enterprises, LLC was administratively, dissolved October 11, 2019, and this conveyance is pursuant to the winding up of the business in accordance with NCGS Sec. 55-14-05 and will finalize the matters of the corporation.*

See Exhibit A attached hereto and incorporated herein by reference.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3440, Page 349, **FORSYTH** County Registry.

Submitted electronically by "Patti D Dobbins, Attorney at Law, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

"This instrument prepared by: PATTI D. DOBBINS, 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."

A map showing the above described property is recorded in Plat Book 10, Pages 75, and referenced within this instrument.

Does the above described property include the primary residence? ☐ YES ☒ NO

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.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Restrictive covenants, easements and rights of way of record, if any.

Ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors, the day and year first above written.

FLEX ENTERPRISES, LLC:

By:

SHANDA C. GREEN

Title: Member/Manager

SEAL-STAMP	STATE OF <u>NC</u> COUNTY OF <u>Forsyth</u>
	<p>I, <u>Patti D. Dobbins</u>, a Notary Public of <u>Forsyth</u> County of the State of <u>NC</u>, do hereby certify that <u>SHANDA C. GREEN</u> personally came before me this day and acknowledged that he/she is Member/Manager of <u>FLEX ENTERPRISES, LLC</u>, and acknowledged, on behalf of <u>FLEX ENTERPRISES, LLC</u>, the grantor, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>2nd</u> day of <u>October</u>, 2024.</p> <p>My Commission Expires: <u>9-25-2027</u> <u>Patti D. Dobbins</u> Notary Public</p>

PATTI D. DOBBINS
Notary Public
Forsyth County, NC

EXHIBIT "A"

LEGAL DESCRIPTION

BEING KNOWN AND DESIGNATED as Lot 11, Block 2, as shown on the map of Daltonia, Section 3, which map is recorded in Plat Book 10, Page 75, 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: 421 GOSSETT STREET, WINSTON SALEM, NC 27105
PARCEL ID #: 6827-71-2868.000**