

2024034204 00122

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$278.00

PRESENTED & RECORDED

10/08/2024 03:27:54 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3830**PG: 265 - 267****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax:	\$278.00
Parcel ID:	6834-86-9853
Mail/Box to:	Lilian Angelina Xicay Gonzalez, a married woman, 640 E Sprague Street, Winston Salem, NC 27107
Prepared by:	Innovative Closing Solutions, 351 North Peace Haven Road, Winston Salem, NC 27104
Brief description for the index:	Lots 56 & 57 of A.E. Holton Homeplace on Plat Book 2 Page 9A Winston Township

THIS GENERAL WARRANTY DEED ("Deed") is made on the 8 day of October, 2024, by and between:

GRANTOR	GRANTEE
All Hart Properties LLC a NC LLC PO Box 1469 Walkertown, NC 27501	Lilian Angelina Xicay Gonzalez, unmarried 640 E Sprague Street Winston Salem, NC 27107

Property Address: 2051 Urban Street, Winston-Salem, NC 27107

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 665.

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 2 Page 9A.

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:

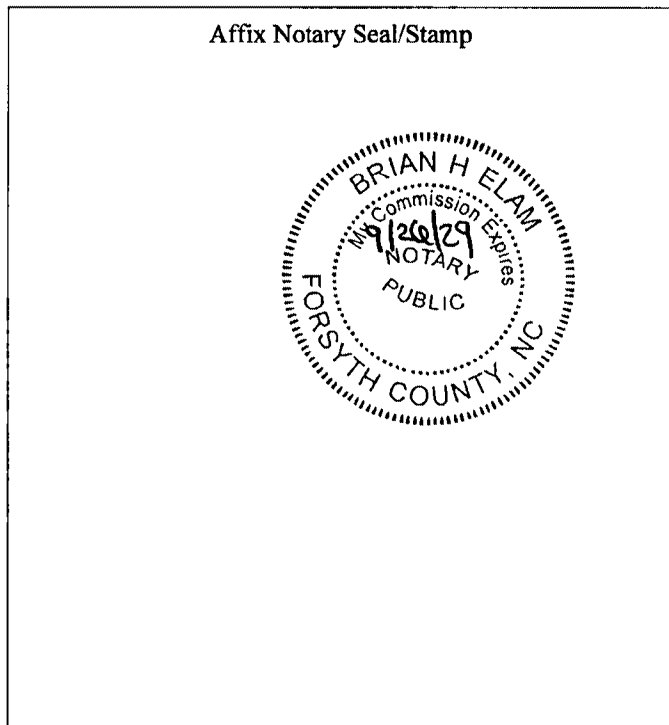
IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

All Hart Properties LLC a NC LLC
Entity Name

By: Michelle Hart Allison
Name: Michelle Hart Allison
Title: Manager

STATE OF NORTH CAROLINA, 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 8 day of October, 2021 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):
Michelle Hart Allison as Manager of All Hart Properties LLC a NC LLC



Brian H Elam
Notary Public (Official Signature)
My commission expires: 9/26/2029

EXHIBIT "A"

Property Address: 2051 Urban Street, Winston-Salem, NC 27107
Tax ID: 6834-86-9853 / Block 0940 Lot 056

BEGINNING at an iron stake on the east property line of Urban Street, at the northwest corner of Lot #55; thence eastwardly with the north line of Lot #55 South 82 deg. 35' East 96.85 feet to an iron stake, the northeast corner of Lot #55; thence northwardly in a line parallel with the east line of said street North 70 deg. 25' East 50 feet to an iron stake, the southeast corner of Lot #58; thence westwardly with the south line of Lot #58 North 82 deg. 35' West 96.85 feet to an iron stake, said east property line of Urban Street; thence southwardly with said line South 70 deg. 25' West 50 feet to an iron stake, the place of BEGINNING, being known and designated as Lots Nos. 56 and 57 as shown on the map of A.E. Holton Homeplace property recorded in Plat Book 2, Page 9A in the Office of the Register of Deeds of Forsyth County, N.C., being the same property conveyed by deed from J.R. Secrest and wife, Ollie Hine Secrest, to J.E. Spann and wife, Luna Spann, dated July 1, 1928, filed for registration August 25, 1928 and recorded in Book 302, Page 101 in the Office of the Register of Deeds of Forsyth County, and being the same property conveyed by T.C. Abernethy, Substituted Trustee to Home Owner's Loan Corporation by that certain deed of record in Book 416, Page 121, Forsyth County Registry.