

2024035225 00052

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$1869.00

PRESENTED & RECORDED
10/17/2024 10:49:50 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3831
PG: 1779 - 1782

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 1,869.00

Parcel Identifier No. 6816-97-7947.00 Verified by _____ County on the ____ day of _____, 2024
By: _____

Mail/Box to: Bell, Davis & Pitt, P.A., P.O. Box 21029, Winston-Salem, NC 27120-1029 (Box 106)

This instrument was prepared by: Mallory M. Oates

Brief description for the Index: Lot 3, Audubon Village

THIS DEED made this 17th day of October, 2024, by and between

GRANTOR

Audubon Village, LLC, a
North Carolina limited liability company

100 N. Cherry Street, Suite 4020
Winston-Salem, NC 27101

GRANTEE

Benjamin Chamel Taylor and wife, Mayu Taylor

1505 Audubon Village Drive
Winston-Salem, NC 27106

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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.

WITNESSETH, 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 Winston Township, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by this reference.

The property hereinabove described was acquired by Grantor in Book 3354, Page 1299, Forsyth County Registry.

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

A Plat showing the above described property is recorded in Plat Book 68, Page 49, Forsyth County Registry.

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

Easements, restrictions, and rights-of-way of record, if any; ad valorem taxes for the current year and ad valorem taxes for each year subsequent thereto and any matters that would be shown by an accurate survey of the property.

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

AUDUBON VILLAGE, LLC, a North Carolina limited liability company(SEAL)

By: JDL Castle Corporation, Manager

By:  (SEAL)
W. David Shannon, President

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

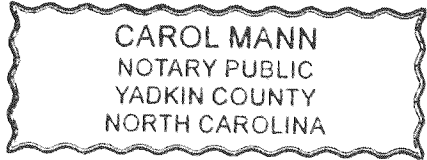
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein: *W. David Shannon, President of JDL Castle Corporation, Manager of Audubon Village, LLC, a North Carolina limited liability company.*

Date: 10/16/2024

Carol Mann
Official Signature of Notary

(Official Seal)

Carol Mann
Notary's printed or typed name



My commission expires: 2/27/2029

EXHIBIT A

BEING a certain tract or parcel of land located in Winston Township, Forsyth County, North Carolina, and being more particularly described as follows:

BEING all of Lot 3 as shown on Final Map for Audubon Village recorded in Plat Book 68, page 49, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.